

DRAFT

Please confirm that the below details are correct to the best of your knowledge via email.

We can only begin marketing your property after the details have been approved.

33 Horseshoe Lane, Bromley Cross, Bolton, BL7 9RR

Welcome to 33 Horseshoe Lane...A substantially extended four-bedroom detached family home, beautifully positioned on an elevated plot in Bromley Cross, offering spectacular, far-reaching views towards Winter Hill. Perfectly designed for modern family living. The home briefly comprises a welcoming entrance hallway, a cosy lounge/snug, a generous open-plan lounge-diner, a contemporary style kitchen, a utility room, four well-proportioned bedrooms, including a master suite with a stylish en-suite and a family bathroom. Situated in a quiet, family-friendly neighbourhood, the property benefits from excellent local amenities, including highly regarded schools, charming restaurants and pubs, and Bromley Cross train station, all within easy walking distance.

ACloser Look...

After parking on the driveway, you are welcomed into the entrance hall, where built-in storage provides a practical solution for coats and shoes. To the right, a cosy lounge/snug overlooks the front of the property, with a large window flooding the room with natural light. Returning to the hallway, you'll find a spacious open-plan lounge and dining area, where a feature log burner and charming wooden architraves create a warm focal point. Sliding patio doors open directly onto the rear garden, enhancing the sense of space and light. Continue through into the impressive kitchen-diner, fitted with navy blue wall and base units, granite worktops and a range of integrated appliances, including a combi oven and microwave, gas hob with extractor hood, stainless steel sink, and space for a fridge-freezer. Velux skylight windows further brighten the room, while a breakfast bar and generous dining area make it ideal for entertaining family and friends. Completing the ground floor is a handy utility room and W.c with a vanity basin, W.c. and plumbing for a washing machine and dryer.

Off to Bed...

Upstairs, the property offers four well-proportioned bedrooms, complemented by a contemporary family bathroom. The spacious master bedroom is positioned to the front of the home and enjoys far-reaching views across Bolton and towards Manchester. This impressive room benefits from a stylish en-suite, featuring a generous walk-in shower, WC, sleek black vanity unit and a heated towel rail. Bedrooms two and three are both well-sized doubles, with bedroom two offering the added convenience of built-in storage cupboards. The fourth bedroom is a comfortable single, ideal for a child's room, home office or guest accommodation and is currently being used as a dressing room. The family bathroom is finished in modern grey tones and is partially tiled, comprising a wash basin, WC, a bath with overhead shower, and a useful

built-in storage cupboard.

Outside...

To the rear, the property boasts a maintained garden, offering a generous lawned area that provides an ideal space for children to play or for relaxing outdoors. A paved patio area with a wooden pergola creates the perfect setting for outdoor dining and entertaining, with ample room for garden furniture and summer gatherings. The garden is a wonderful extension of the living space and ideal for families and those who enjoy spending time outdoors. To the front of the home, a private driveway provides convenient off-road parking, complemented by a well kept lawn.

Out and About...

Situated on Horseshoe Lane in Bromley Cross, a convenient location if you need to be within walking distance of the train station taking you straight to Manchester city centre. The village has lots to offer including shops, cafes, restaurants and bars as well as doctors, dentist, optician, library and much much more. When you want to get out for tranquil walks you have the fabulous countryside on your doorstep including Turton Golf Course and The Jumbles Country park. It also has the Last Drop Health and Spa nearby. Bromley Cross has a choice of excellent schools close by including Eagley Primary and Turton High School just a short distance away.

£425,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



**WILLIAM
THOMAS**
SALES & LETTINGS

www.williamthomasestates.co.uk

01204 590130

info@wtestates.co.uk



33 Horseshoe Lane, Bromley Cross, Bolton, BL7 9RR

Welcome to 33 Horseshoe Lane...A substantially extended four-bedroom detached family home, beautifully positioned on an elevated plot in Bromley Cross, offering spectacular, far-reaching views towards Winter Hill. Perfectly designed for modern family living. The home briefly comprises a welcoming entrance hallway, a cosy lounge/snug, a generous open-plan lounge-diner, a contemporary style kitchen, a utility room, four well-proportioned bedrooms, including a master suite with a stylish en-suite and a family bathroom. Situated in a quiet, family-friendly neighbourhood, the property benefits from excellent local amenities, including highly regarded schools, charming restaurants and pubs, and Bromley Cross train station, all within easy walking distance.

ACloser Look...

After parking on the driveway, you are welcomed into the entrance hall, where built-in storage provides a practical solution for coats and shoes. To the right, a cosy lounge/snug overlooks the front of the property, with a large window flooding the room with natural light. Returning to the hallway, you'll find a spacious open-plan lounge and dining area, where a feature log burner and charming wooden architraves create a warm focal point. Sliding patio doors open directly onto the rear garden, enhancing the sense of space and light. Continue through into the impressive kitchen-diner, fitted with navy blue wall and base units, granite worktops and a range of integrated appliances, including a combi oven and microwave, gas hob with extractor hood, stainless steel sink, and space for a fridge-freezer. Velux skylight windows further brighten the room, while a breakfast bar and generous dining area make it ideal for entertaining family and friends. Completing the ground floor is a handy utility room and W.c with a vanity basin, W.c. and plumbing for a washing machine and dryer.

Off to Bed...

Upstairs, the property offers four well-proportioned bedrooms, complemented by a contemporary family bathroom. The spacious master bedroom is positioned to the front of the home and enjoys far-reaching views across Bolton and towards Manchester. This impressive room benefits from a stylish en-suite, featuring a generous walk-in shower, WC, sleek black vanity unit and a heated towel rail. Bedrooms two and

three are both well-sized doubles, with bedroom two offering the added convenience of built-in storage cupboards. The fourth bedroom is a comfortable single, ideal for a child's room, home office or guest accommodation and is currently being used as a dressing room. The family bathroom is finished in modern grey tones and is partially tiled, comprising a wash basin, WC, a bath with overhead shower, and a useful built-in storage cupboard.

Outside...

To the rear, the property boasts a maintained garden, offering a generous lawned area that provides an ideal space for children to play or for relaxing outdoors. A paved patio area with a wooden pergola creates the perfect setting for outdoor dining and entertaining, with ample room for garden furniture and summer gatherings. The garden is a wonderful extension of the living space and ideal for families and those who enjoy spending time outdoors. To the front of the home, a private driveway provides convenient off-road parking, complemented by a well kept lawn.

Out and About...

Situated on Horseshoe Lane in Bromley Cross, a convenient location if you need to be within walking distance of the train station taking you straight to Manchester city centre. The village has lots to offer including shops, cafes, restaurants and bars as well as doctors, dentist, optician, library and much much more. When you want to get out for tranquil walks you have the fabulous countryside on your doorstep including Turton Golf Course and The Jumbles Country park. It also has the Last Drop Health and Spa nearby. Bromley Cross has a choice of excellent schools close by including Eagley Primary and Turton High School just a short distance away.

£425,000

Front Elevations



Entrance Hallway



Lounge/ Snug





Open Plan Lounge-Diner



Additional Open Plan Lounge-Diner Photos



Kitchen-Diner



Additional Kitchen-Diner Photos



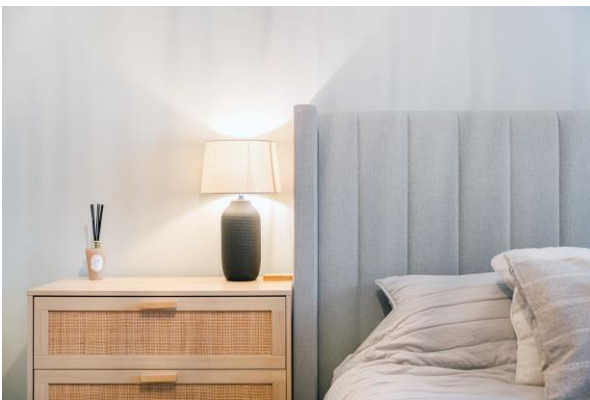
Downstairs W.c. And Utility Room



Upstairs Hallway



Master Bedroom



En-suite



Bedroom Two



Bedroom Three



Bedroom Four



Family Bathroom



Rear Garden



Additional Front Elevation Photo



Agents Notes

William Thomas Estates for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or a contract. (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of William Thomas Estates has authority to make or give any representations or warranty whatever in relation to this property