

## **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.

### **261 Darwen Road, Bromley Cross, Bolton, BL7 9BS**

**Welcome to 261 Darwen Road...**A spacious mid-terrace property situated in the heart of Bromley Cross within easy walking distance of Bromley Cross train station, local amenities and fantastic restaurants and pubs. Briefly comprising of a lounge, dining room, kitchen, two large bedrooms, a 4-piece family bathroom and a generous sized rear garden. An ideal purchase for any first time buyer or investor.

#### **Step Inside...**

Into the entrance vestibule leading through to the spacious lounge, and double doors open up to the dining room, with a feature fireplace to add a cosy focal point. French doors to take you to the back garden as well as a composite door in the kitchen. Continue into the kitchen with cream wall and base units, built in electric oven, gas hob, extractor hood, plumbing for a washing machine and an integrated dishwasher and fridge freezer.

#### **Bedtime & Baths...**

Retrace your steps back to the dining room and upstairs, you will find two large bedrooms and a 4-piece bathroom. The master bedroom is a large double with fitted wardrobes and bedroom two is also a double, with an in built storage cupboard that houses the boiler and views over the rear garden. The 4-piece bathroom is partially tiled and comprises of a sink basin, W.c., enclosed shower, bath and chrome heated towel rail.

#### **Step Outside...**

Into the rear garden with a flagged patio perfect to position your garden furniture, a lawned area and raised gardening beds surrounding.

To the back of the garden you will find a fenced off area providing space for bin storage and double gates opening to the rear street.

#### **Out & About...**

Situated on Darwen Road 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, bars and Jumbles countryside for tranquil walks.

Bromley Cross has a choice of excellent schools close by including Eagley Primary and Turton High School just a short distance away.

261 Darwen Road, Bromley Cross, Bolton, BL7 9BS

**£195,000**

**[www.williamthomasestates.co.uk](http://www.williamthomasestates.co.uk)**

454 Darwen Road Bromley Cross Bolton



- Mid-Terrace
- Lounge
- Dining Room
- Kitchen
- Two Bedrooms
- 4-Piece Bathroom
- Rear Garden
- Internal Inspection Highly Advised

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## Front Elevations



## Lounge



## Dining Room



## Kitchen







## Master Bedroom



## Bedroom Two



## Bathroom





## Back Garden



## Additional External Photos





### Agents Notes

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