

## **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.

### **59 Turton Road, Bromley Cross, Bolton, BL2 3DX**

#### **Welcome to 59 Turton Road...**

A lovely garden fronted, end stone cottage which has been extended and modernised throughout by the current owners. This home is immaculately maintained, and is ready to simply move in, unpack and start enjoying. Situated in Bradshaw you're well placed for great local schools, transport links, local shops and amenities, as well as being just a short stroll away from open countryside for some beautiful walks. Briefly comprising of a lounge, kitchen-diner, separate utility room, orangery, three double bedrooms, the master with an ensuite and a family bathroom. Outside benefits from a front garden, a rear patio area and a garage, which is ideal for additional storage or parking.

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

Into the cosy lounge, a front-facing window is complemented by beautiful moldings, shutter blinds and a feature log burner to give the room a warm glow. Double doors lead through to the spacious Kitchen-diner with feature wall panelling that continues up the staircase to the first floor. The kitchen is fitted with cream wall and base units and benefits from integrated appliances including a Belfast sink, AGA gas cooker with hob and a dishwasher. A separate utility room offers further cream wall and base units, plumbing for a washing machine, plenty of storage and also houses the gas-combi boiler. Completing the ground floor is the stunning orangery, featuring underfloor heating, an original exposed stone wall, a Velux window and bi-folding doors that open onto the rear patio, bring outside in on those warmer summer months.

#### **Up To Bed...**

To the first floor you will discover two well-proportioned bedrooms, the master with an ensuite and a stylish three-piece family bathroom. The master bedroom is a generous double benefiting from a conveniently appointed ensuite, fully tiled in neutral tones and comprising of a walk in shower, vanity basin, WC and a chrome heated towel rail. Bedroom two is also a comfortable double currently utilised as a dressing room and views over the rear of the home. The family bathroom is fully tiled in striking neutral and rustic green tones, complemented by elegant gold fixtures and fittings, and features an elevated vanity unit, WC, and bath. Up to the second floor, there is the loft-converted third double bedroom that offers excellent eaves storage, in built cupboards and a Velux window that allows natural light to flow through the room.

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

Leading out from the orangery the property benefits from a low-maintenance enclosed rear courtyard with Indian stone flagging, offering a private outdoor space ideal for relaxing or entertaining and perfect for firing up the BBQ on a summers evening. To the side of the property there is convenient off-road parking, complemented by a garage, providing excellent storage or secure parking and adding to the overall practicality of the home.

#### **Out And About...**

Situated on Turton Road, on a bus route to Bolton and if you work in Manchester you have Bromley Cross Train station just a very short walk away. This property is very handy for all the local amenities of both Bromley Cross and Harwood on your doorstep, you couldn't wish for a more convenient location. If the outdoor life is important to you, there is beautiful countryside within very easy reach including The Jumbles Country Park.

**£270,000**

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

454 Darwen Road Bromley Cross Bolton



- End Stone Cottage
- Lounge
- Kitchen-Diner
- Separate Utility Room
- Stunning Orangery
- Three Bedrooms, The Master With An Ensuite
- 3-Piece Family Bathroom
- Rear Courtyard
- Garden Fronted
- Garage

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## Front Elevations



## 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

## Lounge





## Lounge Feature Photos



## Kitchen-Diner



### Additional Kitchen-Diner Photos



### Kitchen-Diner Feature Photos







### Utility Room



### Orangery





### Orangery Feature Photos



### First Floor Hallway



### Master Bedroom





### Ensuite



### Bedroom Two





## Main Bathroom



## Attic Bedroom





Rear Garden



Garage

