

## **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.

### **11 The Crescent, Bolton, BL2 4EH**

**The Property...** A truly stunning extended semi-detached property, renovated by the current owner to create an extremely impressive contemporary style home. There has been no expense spared in achieving this quality of finish, allowing the next owners to simply unpack and start to enjoy. There is no upward chain to this one either. Briefly comprised of an entrance vestibule, lounge, kitchen-diner, downstairs WC, three well-proportioned bedrooms, a family bathroom, rear garden and driveway. Conveniently located in Harwood, this property is within easy walking distance of local schools and close to all local amenities, viewing is recommended to appreciate all this home has to offer!

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

Into the welcoming entrance vestibule which leads through to a spacious lounge, featuring a large bay window and an attractive panelled media wall and built-in electric fire. Continuing through the property, you arrive at the kitchen-diner which has been extended and beautifully finished with navy wall and base units, rose gold fixtures and fittings, and a central island — perfect for enjoying your morning coffee. Integrated appliances include an electric combi oven and microwave, induction hob, fridge freezer, dishwasher, and a stylish matt black sink. A useful storage cupboard houses the new boiler and provides plumbing for a washing machine. There is ample space for a dining table, complemented by a lantern roof skylight and bi-folding doors that open onto the rear garden, creating a bright and airy space ideal for entertaining during the warmer months. The third bedroom can be utilised for a variety of uses, it is generously sized located on the ground floor, benefiting from its own lantern skylight and double patio doors leading directly to the rear garden. Completing the ground floor is a convenient WC, part-tiled and fitted with a vanity basin, WC with concealed cistern, LED mirror, and a brass heated towel rail.

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

To the first floor, you will discover two well-proportioned bedrooms and the family bathroom. The master bedroom is a great-sized double, with a large bay window and stylish feature wall panelling with integrated bedside lighting. Bedroom two is a well-sized double overlooking the rear garden and the three-piece family bathroom is part-tiled in contemporary grey tones, with elegant brass fixtures, comprising of a WC, elevated vanity unit, enclosed shower, LED mirror, and a brass heated towel rail.

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

Step out from your kitchen-diner directly onto the decking area, perfectly suited for outdoor furniture and al fresco dining. A lawned garden provides plenty of space for children to play, with raised gardening patches either side. A further tiered patio area is located to the rear of the garden, providing an ideal seating area for capturing the sun.

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

The property is ideally placed in Harwood Village with excellent amenities including high regarded primary and secondary schools, including Hardy Mill Primary School a stones throw away, Harwood Meadows Primary School just up the road, St Maxentius CofE, Canon Slade CofE and Turton School. Local shops are all within walking distance and Bromley Cross Train Station isn't too far away. The idyllic location is also within a stone's throw of the Kingfisher Trail leading to Bradshaw Hall Fisheries, Bradshaw Tennis and Cricket Club and the Jumbles Country Park. There are also some great restaurants including Baci, Bill & Coo and Roka close by.

**£0.00**

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

454 Darwen Road Bromley Cross Bolton



- Fully Renovated Extended Semi Detached Home
- Lounge
- Kitchen-Diner
- Downstairs WC
- Three Bedrooms
- Three-Piece Bathroom
- Rear Garden
- Driveway
- No Chain

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### Front Elevations

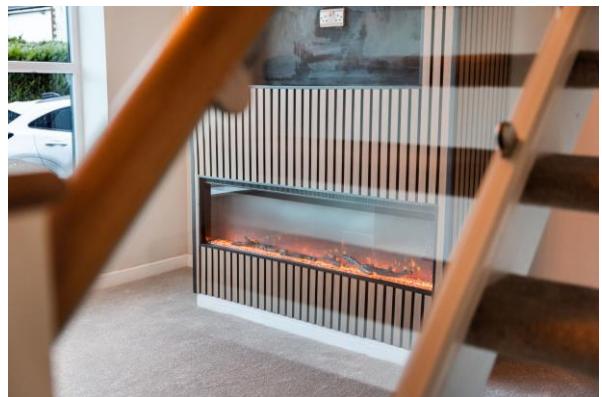


### Entrance Vestibule



### Lounge





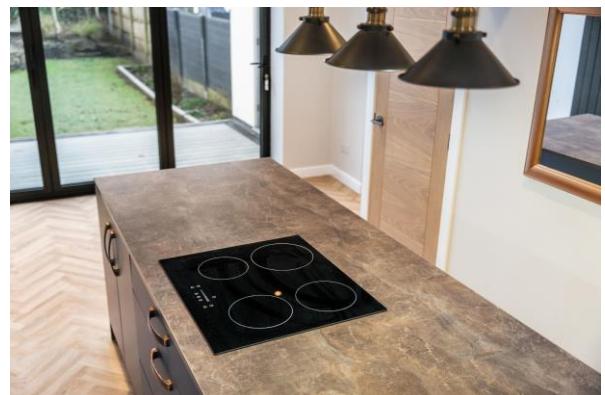
### Entrance



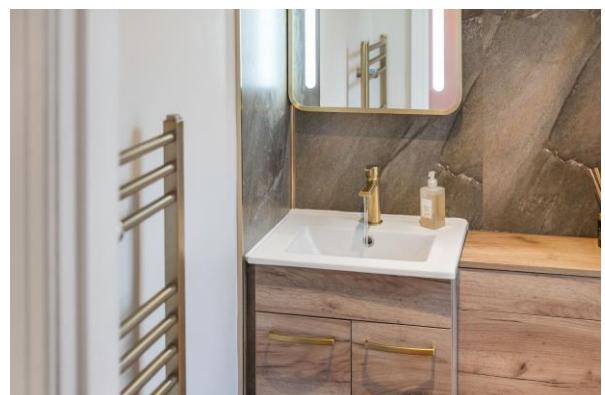
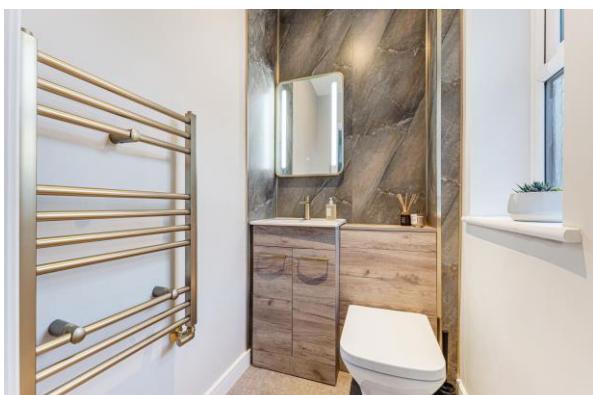
### Open Plan Kitchen-Diner



### Open Plan Kitchen-Diner



### Downstairs WC



**First Floor Hallway**



**Master Bedroom**



### Bedroom Two



### Family Bathroom



### Bedroom Three



### Rear Garden



### Rear Garden





**The Garden In Summer**



**Additional Front Elevation Photo**



### Agents Notes

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