

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.

9 Pitcombe Close, Bolton, BL1 7PQ

Welcome to 9 Pitcombe Close...An impressive semi-detached, three-bedroom family home tucked away on a quiet residential estate, nestled between Belmont and Sharples. Ideal for families looking for their next home, this property is within easy access of great local schools, shops and amenities, as well as beautiful countryside for weekend walks! Briefly comprising of lounge, modern kitchen, extended conservatory, three bedrooms and a 3-piece family bathroom. Viewing is highly recommended to appreciate the position of this home!

A Closer Look...

After parking, enter the property into the entrance vestibule, which benefits from under-stairs storage, ideal for coats and shoes. Continue through to the spacious lounge, featuring a bay window overlooking the front lawn and a feature wall with an enclosed electric fire and space for a television. The kitchen is fitted with modern white gloss wall and base units and includes integrated appliances such as a matt black sink, electric oven, hob, extractor fan, dishwasher, and plumbing for both a fridge freezer and a washing machine. To the rear of the property is the extended conservatory, a bright and airy space with surrounding windows and a Velux window, allowing natural light to flow through, along with a rear door leading out to the garden.

Off to Bed...

Upstairs, you will find three bedrooms and a three-piece family bathroom. The master bedroom is a double at the front of the home, enjoying pleasant views. Bedroom two is a spacious single with fitted wardrobes, while bedroom three is currently used as a home office and benefits from plenty of built-in storage. From the hallway, there is access to a boarded loft space. The family bathroom is fully tiled in stylish grey tones and comprises a vanity unit, WC with enclosed flush, and a bath with both overhead and handheld shower fittings, along with an additional storage cupboard.

Step Outside...

To the rear of the home is a well-proportioned garden. An Indian stone patio and decked area offers plenty of space for outdoor furniture and your BBQ, while a lawn provides safe space for the kids to play. A wooden shed is ideal for DIY enthusiasts or outdoor storage. At the front of the garden, a gate leads directly to the front entrance and lawn area surrounded by shrubs.

The Location....

This property is tucked away, with all of the local amenities you could possibly require within easy reach, whilst being on the fringe of the West Pennine moors and open countryside. The choice of schools in the area are some of the best in Greater Manchester, and recreational facilities within walking distance. If you require good transport links then you are just a short drive to the A666, there is a bus stop to Bolton Town Centre and the train takes you directly into Manchester from both Bromley Cross and Bolton train stations.

£235,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



**WILLIAM
THOMAS**
SALES & LETTINGS

www.williamthomasestates.co.uk

01204 590130

info@wtestates.co.uk



- Semi-Detached Family Home
- Spacious Lounge
- Modern Kitchen
- Extended Conservatory
- Three Bedrooms
- Three Piece Family Bathroom
- Rear And Front Gardens
- Close to Local Amenities & Great Schools

9 Pitcombe Close, Bolton, BL1 7PQ

Welcome to 9 Pitcombe Close...An impressive semi-detached, three-bedroom family home tucked away on a quiet residential estate, nestled between Belmont and Sharples. Ideal for families looking for their next home, this property is within easy access of great local schools, shops and amenities, as well as beautiful countryside for weekend walks! Briefly comprising of lounge, modern kitchen, extended conservatory, three bedrooms and a 3-piece family bathroom. Viewing is highly recommended to appreciate the position of this home!

A Closer Look...

After parking, enter the property into the entrance vestibule, which benefits from under-stairs storage, ideal for coats and shoes. Continue through to the spacious lounge, featuring a bay window overlooking the front lawn and a feature wall with an enclosed electric fire and space for a television. The kitchen is fitted with modern white gloss wall and base units and includes integrated appliances such as a matt black sink, electric oven, hob, extractor fan, dishwasher, and plumbing for both a fridge freezer and a washing machine. To the rear of the property is the extended conservatory, a bright and airy space with surrounding windows and a Velux window, allowing natural light to flow through, along with a rear door leading out to the garden.

Off to Bed...

Upstairs, you will find three bedrooms and a three-piece family bathroom. The master bedroom is a double at the front of the home, enjoying pleasant views. Bedroom two is a spacious single with fitted wardrobes, while bedroom three is currently used as a home office and benefits from plenty of built-in storage. From the hallway, there is access to a boarded loft space. The family bathroom is fully tiled in stylish grey tones and comprises a vanity unit, WC with enclosed flush, and a bath with both overhead and handheld shower fittings, along with an additional storage cupboard.

Step Outside...

To the rear of the home is a well-proportioned garden. An Indian stone patio and decked area offers plenty of space for outdoor furniture and your BBQ, while a lawn provides safe space for the kids to play. A wooden shed is ideal for DIY enthusiasts or outdoor storage. At the front of the garden, a gate leads directly to the front entrance and lawn area surrounded by shrubs.

The Location....

This property is tucked away, with all of the local amenities you could possibly require within easy reach, whilst being on the fringe of the West Pennine moors and open countryside. The choice of schools in the area are some of the best in Greater Manchester, and recreational facilities within walking distance. If you require good transport links then you are just a short drive to the A666, there is a bus stop to Bolton Town Centre and the train takes you directly into Manchester from both Bromley Cross and Bolton train stations.

£235,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton

Front Elevations



Lounge



Feature Lounge Photo



Kitchen



Extended Conservatory



Master Bedroom





Bedroom Two



Bedroom Three



Bathroom



Rear Garden



Additional Front Elevations

