

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.

6 Broad Meadow, Bromley Cross, Bolton, BL7 9AY

Welcome to 6 Broad Meadow... Tucked away on a peaceful cul-de-sac bordering open countryside, this beautifully presented and recently renovated detached home offers generous living space, stylish interiors, and an immaculate finish throughout - ready for you to simply move in and enjoy. Perfectly suited to family life, the ground floor features an inviting entrance hall, three reception rooms, an extended open plan kitchen-diner, downstairs shower room, and a utility room. Upstairs there are four well-proportioned bedrooms, two with their own ensuite and a sleek three-piece family bathroom. Externally the property benefits from a spacious front lawn and a private rear garden, ideal for summer entertaining, this home offers a rare blend of comfort, space and tranquility. Early viewing is highly recommended to fully appreciate all that's on offer.

A Closer Look...

Pull onto the generous block-paved driveway and step through the composite front door into the welcoming entrance hallway. The first room to discover is the spacious lounge, a generously proportioned room with excellent views, perfect for relaxing with the family. Opposite, there is a versatile second reception room, it is currently used as a home office but could easily be converted to a snug, playroom, or home gym if desired. Continuing through the home, you enter into the impressive open-plan kitchen-diner, the true hub of the home, featuring underfloor heating throughout. Bi-folding doors open seamlessly onto the rear garden, while two Velux windows flood the space with natural light. The kitchen is fit with stylish navy and wood wall and base units, complemented by marble Corian worktops, and a breakfast bar, ideal for your morning cup of coffee. Integrated appliances include a NEFF electric hob, warming tray, NEFF oven and microwave, extractor hood, dishwasher, full-length fridge, under-counter freezer, and a stainless steel sink with an instant hot water mixer tap. A handy storage cupboard/pantry and ample space for a family dining table complete this thoughtfully designed space. An extended third reception room is positioned to the left of the kitchen, featuring patio doors to the rear garden, a Velux window, and underfloor heating, offering additional flexible living space. To the right, there is a practical boot room/utility and a fully tiled downstairs shower room with an enclosed shower, vanity, and WC — perfect for guests. The utility is fit with grey wall and base units and provides space for a large fridge freezer, washing machine, and dryer, and includes a second stainless steel sink. Two doors lead to the rear garden, and a further door provides direct access to the garage.

Off to Bed...

Upstairs, a spacious landing leads to four generously sized bedrooms, two with their own ensembles and a

stylish three-piece family bathroom. The master bedroom, extended over the garage, boasts a walk-in wardrobe, a fully tiled ensuite, boarded loft access, and stunning countryside views that are also enjoyed by bedrooms two and three. The master ensuite is tiled in neutral tones and features an enclosed shower, WC, vanity, LED mirror with Bluetooth, and a chrome heated towel rail. Bedroom two is a generous double, benefitting from a fully tiled ensuite comprising an enclosed shower, WC, vanity, and heated towel rail. Bedrooms three and four are both well-proportioned doubles, with bedroom four overlooking the rear garden. The family bathroom is fully tiled and features a bath with overhead and handheld shower heads, WC, vanity, and a chrome heated towel. A hallway cupboard provides additional storage space for everyday household items.

Outside Oasis...

Step through the bi-folding doors into a beautifully landscaped, south-facing garden — perfect to make the most of the warmer summer months. A generous patio area provides the ideal setting for outdoor dining and entertaining, while the rear lawn offers plenty of space for the children to play. A convenient side gate leads to the front lawn and a driveway providing off-road parking for 2–3 vehicles, along with access to the garage, complete with an electric up-and-over door.

The Location...

Tucked behind Chapeltown Road, just off Haydock Lane is Broad Meadow with exclusive properties set in this quiet cul-de-sac. Bromley Cross which is acknowledged as one of Bolton's most prestigious locations due to its being on the fringe of the West Pennine Moors and close to beautiful countryside. Turton Golf Course and the Jumbles Country Park are in close proximity. The village is increasingly popular with its own shops, cafes, restaurants and takeaways plus an array of hairdressers, beauty salons, doctors, dentists, and opticians and walking distance to Turton High & Canon Slade School...the list goes on. The train station takes you directly to Manchester city and we have some of the best schooling in Greater Manchester close by.

£730,000

www.williamthomasestates.co.uk
454 Darwen Road Bromley Cross Bolton



- Extended Detached Family Home
- Immaculately Presented Throughout
- Quiet Cul-de-Sac Location - Close to Countryside
- Three Reception Rooms
- Open Plan Kitchen-Diner
- Downstairs Shower Room | Utility Room
- Four Bedrooms | Master with En-Suite
- Three-Piece Family Bathroom
- Gardens to Front And Rear
- Garage | Driveway

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Front Elevations



Aerial Photo



Entrance Hallway



Lounge



Reception Room Two



Open Plan Kitchen-Diner



Open Plan Kitchen-Diner



Reception Room Three



Utility Room



Downstairs Shower Room



First Floor Landing



Master Bedroom



Ensuite



Bedroom Two



Ensuite



Bedroom Three



Bedroom Four



Family Bathroom



Rear Garden



Rear Garden



Views



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