



WILLIAM THOMAS
ESTATE AGENTS

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DRAFT

PLEASE CONFIRM THAT ALL THE DETAILS ARE CORRECT TO THE BEST OF YOUR KNOWLEDGE.

PRINT NAME _____

SIGNED _____

DATED _____

Oak Lea, Sweetloves Lane, Bolton, BL1 7EU

Welcome to Oak Lea...An imposing Edwardian mature semi detached family home, set within good sized gardens. Impressive well built solid family home retaining many original characteristics associated with its era...

Pull up on the driveway at the front of the house or to the rear where there is an additional double driveway leading to the large garage. Take the path from the front of the house passing the beautifully lawned garden, stocked with fabulous plants and shrubs. **Step inside to discover the period elegance waiting within, kick off your shoes and hang up your coat in the spacious hallway, this is a home with a true sense of tradition, tall ceilings with coving, deep skirting boards, and the most beautiful bay windows...a reminder of the quality and craftsmanship of the Edwardian era. It is in need of some general modernisation but offers a great opportunity for its next owner to put their own stamp on a property.**

To your right you'll discover your lounge with a feature living flame gas fire to keep the room cosy and warm, a big bay window looks over the front garden. Next to this room, discover the sitting room, another large bay window looking out over the rear garden and striking fireplace taking centre stage. Continue along the hall to discover your breakfast kitchen. Just off your kitchen is a good sized utility room and a rear porch gives access to the generous sized rear garden. Retrace your steps back to the hallway passing the **handy downstairs loo, to climb the stairs to the first floor.**

Sleeping Quarters-take the staircase up, a wonderful half turn staircase guides you past the lovely stained-glass window. Emerge onto the landing with its impressive tall ceilings leading the way to three good sized bedrooms and the 3 piece family bathroom. From the landing a door leads to a shower area, a spiral staircase from this space lead up to the attic room which is currently used for storage and has two velux windows. This could easily be converted into an additional spacious bedroom (subject to necessary planning permission and building regs).

Step Outside- to the wonderful gardens, a flagged patio greets you, perfect to set up your garden furniture. A flagged path leads to the lawns and also gives access to the rear garden gate, this provides access to the double driveway and garage. To the side of the property you'll discover the secret garden, a fabulous Indian stoned flagged patio area.

The Location-This family home is situated on the leafy Sweetloves Lane, a much admired area just off Blackburn Road, which is dotted with fabulous period properties which seldom come to the market. The beauty of this road is that you are minutes away from all the amenities you could need... Shops, bus, doctor, schools...the list is endless.

£400,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



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- Imposing Mature Semi-Detached Family Home
- Beautiful Period Features
- Lounge/Dining Room
- Kitchen/Utility Room/Wc/Rear Porch/
- Three spacious Bedrooms
- 3 Piece Bathroom
- Good Gardens to The Front/Side & Rear
- Detached Double Garage with Driveway to the Rear/Driveway to Front
- Sought after Location
- In Need Of General Modernisation

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Entrance Hallway



Lounge





Dining Room

Breakfast Kitchen



Downstairs Wc



First Floor



Bedroom 1



Bedroom 2



Bedroom 3



Family

Bathroom



Outside





Double Detached Garage & Driveway



Additional Garden Pictures



Front Garden & Driveway



Additional Pictures



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