



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 _____

5 Fernhills, Egerton, Bolton, BL7 9UR

The Property...

A detached true bungalow, set on a desirable cul-de-sac in Egerton, North Bolton with open countryside literally on your doorstep, close to open fields and the West Pennine Moors, just a hop skip and jump to the bridle paths leading to Turton Golf Course & Turton Tower for tranquil walks and outdoor pursuits...perfect for anyone looking for accommodation arranged over one floor. There is no upward chain with this one either...

Step Inside- Into the entrance porch and take the door to find your spacious 'L' shaped lounge-diner, a window looks over the front of the property. A door from your lounge leads through to the kitchen, featuring white wall and floor units, an exit door leads outside. Back to the lounge a door gives access to the inner hall, the inner hall connects you to two double bedrooms and your 3 piece shower room. Bedroom one benefits from built in wardrobes and a window pleasantly looking over the well kept rear garden. Bedroom two has a sliding patio door, giving access to the garden. The bathroom has a shower enclosure, Wc and wash basin, it's finished with fully tiled elevations and floor.

Step Outside- Into the fabulous gardens, the well manicured lawns are bordered by plants and shrubs. A great spot to sit and relax during those warm summer months. To the front is a lawn and driveway leading to the garage.

Out & About...

Egerton Village, is an extremely popular location and it's easy to see why, with its stunning countryside, and fabulous walks in addition to all of the activities in the village. Egerton Park is in the centre which hosts an array of activities with Egerton and Walmsley Primary Schools close by. The village even has its own Cricket green as well as pubs, restaurants, shops and Bromley Cross Rail Station within walking distance. All of this makes Egerton, quite deservedly, in such high demand.

5 Fernhills, Egerton, Bolton, BL7 9UR

£295,000

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



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- Detached True Bungalow
- Sought After Cul-De-Sac Location Of Egerton
- Spacious 'L' Shaped Lounge-Diner
- Kitchen
- Shower Room
- Two Good Sized Bedrooms
- Gardens/Driveway/Garage
- Internal Inspection Highly Advised
- No Chain

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Entrance Porch



'L' Shaped Lounge-Diner



Kitchen



Inner Hall



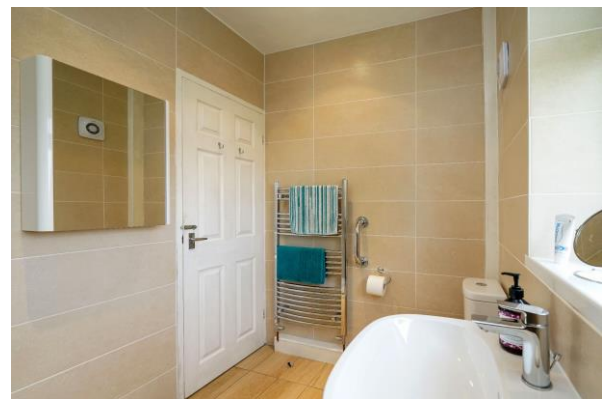
Bedroom 1



Bedroom 2



3 Piece Shower Room



Outside



Agents Notes

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