



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 _____

23 Shoreswood, Astley Bridge, Bolton, BL1 7DD

Welcome to 23 Shoreswood...An immaculately presented detached true bungalow which has undergone thoughtful improvements by the current owners. Briefly comprising: modern kitchen, spacious lounge-diner, two bedrooms with newly fitted furniture and a 4-piece bathroom. Externally, there is a tiered, landscaped rear garden and to the front, a paved driveway with detached garage. Located on a quiet residential estate off Belmont Road, this property is ideally placed close to all local amenities, while being within walking distance of open countryside.

A Closer Look...

Step through the composite front door into the modern kitchen. Cream gloss base and wall units offer plenty of storage, and there's an integrated oven, 4-ring gas hob and concealed extractor hood. Plumbing provisions for a washing machine and fridge-freezer ensure you have everything you need. Glazed double doors lead to the lounge-diner, a well-appointed room with grey carpets, a feature gas fireplace and a modern bay window.

Bed and Bath...

The hallway leads to two bedrooms and the bathroom, as well as a storage cupboard. The master bedroom benefits from newly installed cream fitted furniture, with soft-close doors. Bedroom two, currently used as a second lounge, also has newly fitted wardrobes, and French doors leading to the rear garden. The bathroom, with fully tiled elevations, offers corner shower cubicle with electric shower, a deep bathtub, wall-hung basin, W.C. and heated towel rail.

Outside Oasis...

To the rear, there is a tiered Indian stone patio, with artificial lawn to the lower tier. Enclosed with 'Colourfence' metal fencing, you'll benefit from privacy and easy maintenance! To the front of the home is a paved driveway with space for 3 cars, and a detached garage with up-and-over door, as well as lighting and power supply.

The Location...

Shoreswood is located just off Belmont Road in Sharples. There is therefore excellent access to the surrounding countryside towards Belmont village and between Sharples and Smithills including open fields and woodland. It is also worth noting the great variety of shops and services in the nearby areas of Astley Bridge and Egerton. The location includes some children's nurseries and both primary and secondary schools and is regarded as a 'well-rounded' family friendly area.

23 Shoreswood, Astley Bridge, Bolton, BL1 7DD

£300,000

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



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- Detached Bungalow
- Immaculately Presented & Recently Modernised
- Modern Kitchen
- Lounge-Diner
- Two Bedrooms
- 4-Piece Bathroom
- Detached Garage & Driveway
- Landscaped & Low Maintenance Rear Garden
- Close to Local Amenities

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Front Elevation



Kitchen



Lounge-Diner



Master Bedroom





Bedroom Two



Bathroom





Garden



Rear Elevation



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