



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 _____

123 Ramwells Brow, Bromley Cross, Bolton, BL7 9LQ

The Property- In its elevated position, this fully refurbished three bedroom family home benefits from far reaching views and a fabulous professionally landscaped rear garden... Its been modernised to a high standard throughout, waiting for its next owners to just unpack and start to enjoy! There is no upward chain to this one either!

A block paved driveway provides parking in front of your garage. A garden at the front rises up and guides you to the front door via Indian Stone flagged steps. Around the back of the house, you have a tiered garden of substantial size with a great degree of privacy. Whilst you ponder the potential come on in and we'll give you the guided tour...

Step Inside- through the hall, you'll notice the lovely laminate wood floor underfoot, which runs through into the lounge continues through to the dining-kitchen, the lounge boasts a lovely bay window looking out to the front, with pleasant views towards Winter Hill. An opening leads through to the fabulous dining-kitchen. The kitchen includes fitted matt grey wall and floor units with complimentary worktops and a built in Neff oven with gas hob and a chrome extractor hood above. French doors from your dining area lead out to the rear garden and will allow a cool breeze in during those warmer summer months! Trace your steps back through the entrance hall and take the stairs to the first floor, where you have three bedrooms, two doubles, and a single plus the impressive bathroom. Bedroom one offers the perfect view point on bonfire night or New Year's Eve to watch the fireworks!

The bathroom is modern with a white suite featuring, a bath with a electric shower above, vanity wash basin with storage below and a WC. It benefits from beautifully tiled elevations and floor, with an anthracite grey towel radiator. The combi-boiler is housed in the storage cupboard.

Step Outside- Into the stunning gardens, the tiered rear garden offers a decorative stone patio as you step from the kitchen French doors, Indian Stone flagged steps lead to the barked chippings area, perfect for the kids to play. The next level you'll find a well kept lawn with the addition of some vibrant colored plants. The top tier is an absolutely fantastic spacious timber decked patio with picturesque views towards Winter Hill. So private, you could potentially house your hot tub here, to chill out and relax!

The Location- Situated towards the top of Ramwells Brow, an elevated position with no passing traffic. Bromley Cross 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. The village is increasingly popular with its own shops, cafes, restaurants and takeaways plus an array of hairdressers, beauty salons, doctors, dentists, opticians, and chiropodist...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.

£290.00

www.williamthomasstates.co.uk

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Entrance Hallway



Lounge



Kitchen-Diner



Additional Pictures



First Floor



Bedroom 1



Bedroom 2



Bedroom 3



Modern 3 Piece Bathroom



Outside



Additional Garden Pictures





Pictures



Front Garden



Views



Garage/Driveway



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