



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 _____

11 Birtenshaw Crescent, Bromley Cross, Bolton, BL7 9LX

Set on a larger than average corner plot, this semi-detached true bungalow offers extremely generous sized gardens to the rear, and side, it provides a driveway to the front and also boasts an additional driveway to the side leading to your garage, perfect for anyone looking to house a camper van or motor home.

Located in Bromley Cross close to all local amenities, ideal for anyone looking for accommodation arranged over one level. It also has scope to extend due to its fantastic size plot to create a bigger family home. (Subject to necessary planning permission and building regs)

Step Inside

Into your entrance porch and through to your hallway, straight ahead is your lounge, a feature electric fire and stone surround gives a real focal point as you enter the room. A pvc double glazed window looks over the front garden. Bedroom one sits to the back of the property and bedroom one to the front. The kitchen includes fitted wood wall and floor units, built in ovens, gas hob with an extractor hood above. A window behind the sink unit pleasantly looks over the side garden. A door from your kitchen leads to your conservatory which has double doors leading to the rear garden. A 3 piece bathroom completes the accommodation.

Step Outside

On to the spacious flagged patio, the perfect spot to position your garden furniture and BBQ, it even has its very own apple tree. The flagged patio leads to a large lawned garden with a timber shed. A driveway from the front leads down the side and will accommodate 4 cars, to the side of the bungalow is a lawned garden and an additional driveway leading to the detached garage. The plot size is fantastic and must be seen!

Out & About

Bromley Cross is acknowledged as one of Bolton's most prestigious locations and properties in this location are in high demand. Being on the fringe of the West Pennine Moors and close to beautiful countryside, it's

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a great choice if you love the outdoors. This property is situated in the heart of Bromley Cross village on Darwen road, with the local shops and the park a stone's throw away. Bromley Cross train station, local bus routes and excellent schooling are all on your doorstep too.

£225,000

www.williamthomasstates.co.uk

454 Darwen Road Bromley Cross Bolton



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- Semi Detached True Bungalow
- Generous Sized Corner Plot
- Lounge/Kitchen
- Two Bedrooms/3 Piece Bathroom
- Conservatory
- Large Gardens/Two Driveways/Garage
- Desirable Location Of Bromley Cross
- Internal Inspection Highly Advised/NO CHAIN

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Entrance Vestibule



Lounge



Kitchen



Conservatory



Bedroom 1



Bedroom 2



3 Piece Bathroom



Outside

Large Rear Garden



Additional Garden Pictures



Pictures



Side Garden



Front Driveway



Side Driveway



Aerial Shot



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