



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 _____

54 Bramley Road, Bolton, BL1 7RW

Sitting on an attractive sized plot in a quiet location of Sharples is this one bedroom quasi townhouse, which is a home that's ready to move into, where convenience and practicality are in abundance! The current owner has modernised the property to a high specification throughout. It has its own entrance driveway via timber double gates which leads to the fabulous, professionally landscaped garden. The driveway provides parking for 3/4 cars, it would be perfect to park a motor home/camper van. The property briefly comprises, entrance vestibule, lounge, kitchen, bedroom, and bathroom, with ample internal storage space too. 54 Bramley Road is presented in pristine condition and is perfect for a first-time buyer or a later years purchase, owing to its practical layout and size, with the added bonuses of being in a quiet neighbourhood while having a great variety of amenities and transport links nearby.

This property is absolutely stunning inside and out!

A Closer Look

Pop your car on the drive and stroll inside... The entrance vestibule welcomes you into a cosy lounge, pvc double glazed double doors lead out to the rear garden, to either side of the doors are two contemporary style white wall mounted radiators. Open aspect stairs are positioned to one side and lead to the bedroom and bathroom. A door from your lounge gives access to the impressive kitchen, which offers everything you need in a convenient and easy to use layout, with integrated appliances featuring an electric oven, 4 plate hob and extractor, integrated fridge/freezer, washing machine plus the dishwasher, meaning you could simply move, unpack and enjoy! It boasts high gloss fitted wall and floor units with complimentary worktops, a window pleasantly looks over the rear garden.

Upstairs lie your double bedroom and bathroom, both presented in equally great condition. In the bedroom the wardrobes are professionally fitted.

A common theme for this lovely home is convenience and practicality, and the bathroom fits this theme too. The bathroom still has a new feel to it, and benefits from a modern finish with a 3 piece suite including a bath with shower over, wash basin and WC. Its been beautifully tiled with a chrome heated towel rail.

Step Outside

The stunning low maintenance rear garden has been professionally landscaped, consisting mainly of flagged patio areas with a decorative slate chipping area with a central feature circular patio, the garden is bordered by beautiful mature plants and shrubs. The flagged driveway is accessed via timber gates and provides parking for several vehicles.

Everything On Your Doorstep

The nearby areas of Bromley Cross and Egerton provide a fantastic selection of cafes, restaurants, and pubs, as well as handy amenities including bakeries and mini supermarkets to name but a few. And Astley Bridge retail area lies only a few minutes' drive down Blackburn Road where larger supermarkets and an even wider variety of amenities can be found.

The property sits just a few minutes' walk to the A666, which provides easy access to the M61 and bus routes to the north and south.

£135,000

www.williamthomasestates.co.uk

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Entrance Vestibule



Lounge



Additional Lounge Pictures



Impressive Kitchen



First Floor



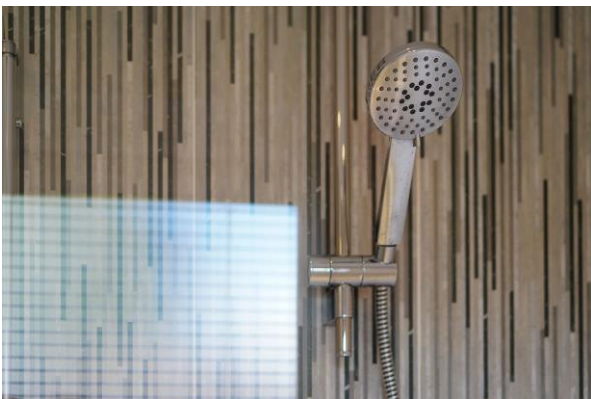
Bedroom 1



Bathroom



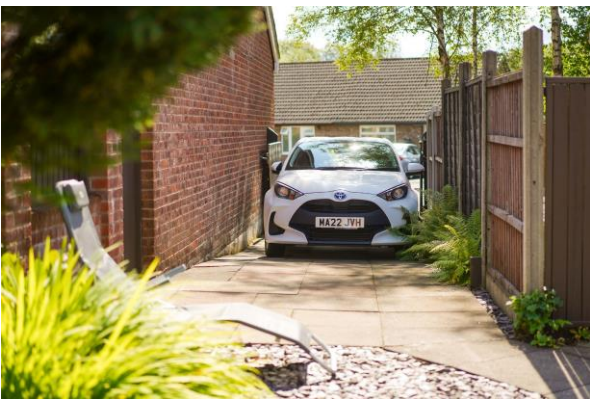
Additional Bathroom Pictures



Outside



Driveway





Agents Notes

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