



**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 \_\_\_\_\_

## **262 Turton Road, Bolton, BL2 3EF**

**Welcome to 262 Turton Road...**A deceptively spacious end-terraced stone cottage which has been immaculately modernised, while retaining plenty of traditional character throughout. Offering a lounge, dining room, kitchen, three double sized bedrooms, 4-piece family bathroom, and generous rear courtyard, this property is ideal for growing families, or those looking to downsize. Located within walking distance of Bromley Cross train station, local schools, shops and The Rigbys. Viewing is highly recommended to appreciate the beautiful condition of this home – but be quick!

### **A Closer Look...**

Step through the composite front door and entrance vestibule, and you'll immediately appreciate the beautiful period features in the welcoming hallway. Deep skirting boards, high ceilings with feature ceiling roses, cornicing and ornate archways fill this home with Victorian character. To your left is the lounge, with solid oak flooring which continues through to the dining room. A cast iron log burning stove sits in the tiled fireplace – perfect for blissfully cosy evenings. Double bi-folding doors lead to the dining room, offering great flexibility for hosting. Bespoke storage has been fitted in the alcoves, and there's also the all-important understairs storage cupboard.

To the rear of the home is the kitchen, tastefully combining modern appliances with rustic charm. Cashmere gloss handleless units offer plenty of storage, with solid American black walnut worktops blend beautifully with the solid oak herringbone parquet flooring. There is an integrated fridge and dishwasher, and plumbing provisions for your cooker and washing machine. A stable door leads to the rear courtyard, and a composite door gives convenient access to the side of the house.

### **Up to Bed...**

On the first floor, you'll find two spacious double bedrooms and the 4-piece family bathroom, and the master bedroom occupying the second floor. The expansive master boasts solid wooden floors, two large Velux windows, fitted wardrobes, and a fully tiled shower en-suite. The family bathroom, part tiled in soothing neutral tones, offers a jacuzzi bathtub, large walk-in shower with rainfall head, vanity basin and W.C., and grey heated towel rail.

### **Outside Oasis...**

Venture out of the stable door in the kitchen into the rear courtyard – a space that you can enjoy all year around! A stone patio offers the perfect spot to set up your BBQ, and the path leads to the spacious and vibrant courtyard. There's raised planters with mature planting, and a bench with pergola built in so you can enjoy a drink surrounded by colour and scents. To the side of the patio is handy shed storage, and a

door leading to the detached garage which has lighting and power supply, plenty of storage and can fit a car for off-road parking.

**Out and About...**

Situated on Turton Road, within walking distance of Bromley Cross railway station, Turton School and the delightful open countryside of the Jumbles Country Park and also with The Rigbys literally on your doorstep - perfect for outdoor pursuits! Canon Slade Secondary School is within a quarter of a mile and the property is well placed for access into Bolton Centre, together with the A666 motorway link.

**£240,000**

**[www.williamthomasestates.co.uk](http://www.williamthomasestates.co.uk)**

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- Fantastic End-Terraced Cottage
- Three Double Bedrooms / Master with En-suite
- Presented in Immaculate Condition
- Original Character and Charm Throughout
- Lounge with Log Burning Stove
- Dining Room
- Kitchen
- 4-Piece Family Bathroom
- Rear Courtyard / Detached Garage / Off-Road Parking
- Close to Schools, Amenities, Transport & Nature

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**Front Elevation**



**Entrance Vestibule & Hallway**



**Lounge**



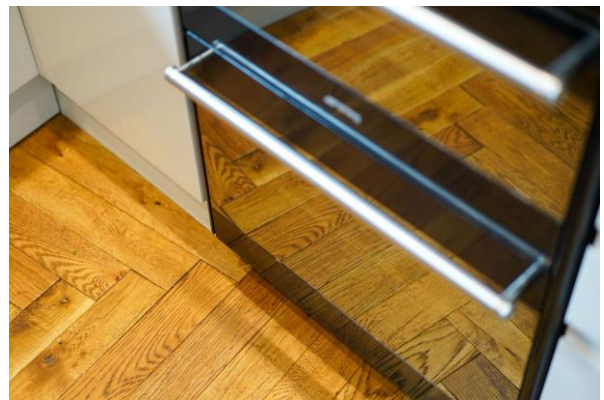




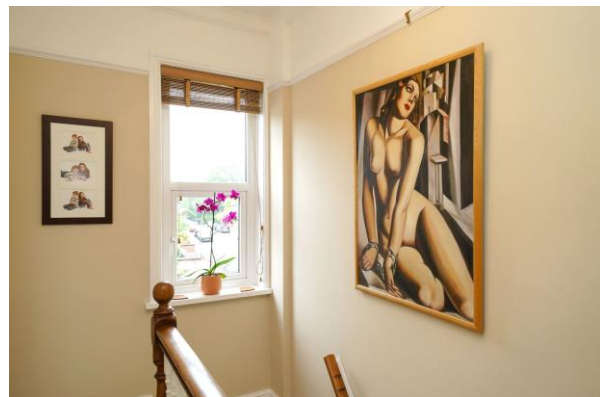
## Dining Room



## Kitchen



## First Floor





## Bedroom Two



## Bedroom Three







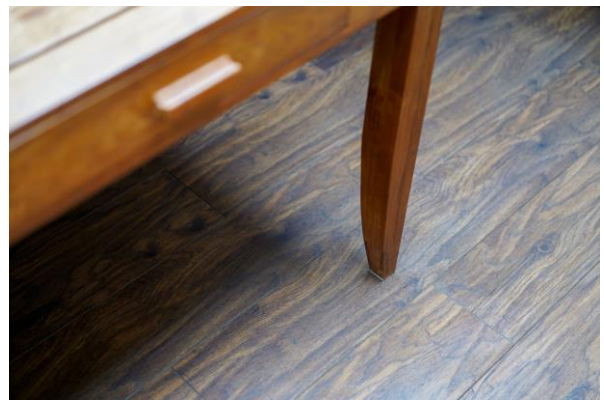
## Family Bathroom



## Second Floor



## Master Bedroom



## Master En-suite







## Rear Garden



### Garden Additional Pictures



### Agents Notes

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