



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 _____

25 Irma Street, Bolton, BL1 8PW

The Property- Here we have a stunning garden fronted mid terraced house which has been tastefully modernised over recent years and offers pleasant woodland views to the front, simply unload all of your furniture and this house will be your home, you're sure to feel settled and comfy immediately! You can't help but be impressed with the care and updates that have been injected into this two bedroom, mid-terrace.

Step Inside- A real gem awaits you as you enter through from the front door into the spacious lounge. A feature gas fire on a flagged hearth will keep this room cosy and warm, a window offers lovely views over the front garden and woodland. The next room to discover is your dining kitchen including a built in oven with a 4 ring gas hob and extractor hood above, plumbed for washing machine, a door from your kitchen leads to the conservatory, which provides two radiators and a door provides access to the easy to maintain rear decorative rear courtyard. and astro- turfed garden. To the first floor you ll discover the landing area. A sleek 4 piece bathroom with a separate shower enclosure with a Mira electric shower, vanity wash basin and a low level wc, to the front is a large double bedroom, to the rear is your second bedroom, looking over the rear of the property. The landing gives access to the roof space via a pull down ladder, its been fully boarded, perfect for storage.

Step Outside- To the front is a pleasant south facing space for you to sit out and fire up the BBQ on a summers evening, or take your magazine out on a Sunday morning and put your feet up with a brew, whilst listening to bird song from the woodland from the beautiful wildlife it attracts. To the rear is an enclosed courtyard, you can park your vehicles to the rear of the property and access the property through the back gate..

£135,000

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454 Darwen Road Bromley Cross Bolton



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- Impressive Mid Terraced House
- Pleasant Woodland Views To The Front
- Lounge
- Kitchen-Diner
- Conservatory
- Two Good Sized Bedrooms
- 4 Piece Bathroom with Separate Shower Enclosure
- Landscaped Garden to The Front & Enclosed Courtyard to Rear
- Internal Inspection Highly Advised

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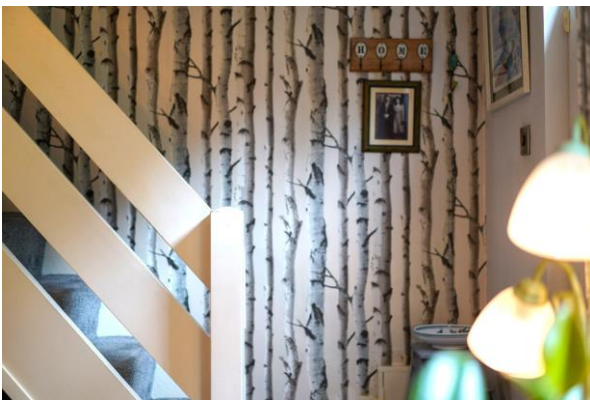
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Lounge



Kitchen-Diner





Conservatory



First Floor

Bedroom 1



Bedroom 2



4 Piece Bathroom



Attic Room



Front Garden



Rear Courtyard



Agents Notes

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