



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

### **41 Links Road, Bolton, BL2 4EY**

Welcome to No. 41 Links Road...with wonderful countryside views to the rear, which must be seen! **Pull up on your driveway in front of the garage and open the composite front door to see what lies behind!**<sup>description</sup>

**Step Inside-** into the entrance vestibule and take off your scarf and coat to hang up in the cupboard. Open the door to the welcoming lounge, the wood burning stove will keep this room warm and cosy through those Winter months. There is a window looking over the front. A door leads through to the impressive open plan kitchen-diner, a fantastic sociable space with fitted wall and floor units including a built in oven with gas hob with chrome extractor hood above. Two windows provide stunning views over open countryside. A side door gives access to the rear garden.

**Your Sleeping Quarters-** from the landing you'll discover two good sized double bedrooms and a spacious 4 piece shower room. Bedroom two and the bathroom has picturesque views looking over open countryside.

**Cellar-** the cellar is accessed via the rear garden, it consists of useful storage rooms, a utility room and a sauna room with a shower cubicle.

**Step Outside-** the low maintenance rear garden includes a flagged and timber decked patio, a great spot to fire up the BBQ and admire those fabulous rear views, set up your garden furniture to relax and enjoy the summer sun! Steps lead down to the lower flagged area which houses the covered hot tub to enjoy!

**Out And About-** the property is ideally placed in Harwood with excellent amenities including high regarded primary and secondary schools, including St Maxentius Cof E, Canon Slade Cof E and Turton School. Local shops are all within walking distance and Bromley Cross Train Station isn't too far away. The idyllic location is also within a stones throw of Harwood Golf Course and open countryside, Bradshaw Tennis and Cricket

41 Links Road, Bolton, BL2 4EY

Club and the Jumbles Country Park. There is also some great restaurants including The Crofters, Baci and Roka to name just a few.

**£265,000**

**[www.williamthomasestates.co.uk](http://www.williamthomasestates.co.uk)**  
454 Darwen Road Bromley Cross Bolton



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- Semi-Detached House With spectacular Views to The Rear
- Lounge with Log Burning Stove
- Spacious Kitchen-Diner
- Two Double Bedrooms
- Large 4 Piece Bathroom
- Gardens/Driveway/Garage
- Cellar Rooms with Sauna & Shower
- Desirable Location
- Viewing Highly Advised

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Entrance Vestibule



Lounge



**Additional Lounge Pictures**



**Kitchen-Diner**



**First Floor**

**Bedroom 1**



**Bedroom 2**



**4 Piece Bathroom**



Outside



Rear Views





## Pictures



## Cellar sauna Room



## 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