



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 _____

182 Hardy Mill Road, Bolton, BL2 3PW

Welcome to 182 Hardy Mill Road...A beautiful mature semi-detached family home, sympathetically modernised to offer an impressive open plan kitchen-diner-family lounge for busy family life, three well-sized bedrooms and a 3-piece family bathroom. A south facing garden offers the perfect space to enjoy weekends with the children, and a large driveway and detached garage offers plenty of off-road parking. Located at the top of Hardy Mill Road, with a pleasant open aspect to the front and close to lovely countryside walks, viewing is highly recommended to appreciate this stunning home.

A Closer Look...

After parking on the large, flagged driveway, step through the charming open porch and composite front door into the entrance hallway. Wooden laminate flooring leads you through, past the understairs storage, to the stunning open plan kitchen-diner-lounge. Designed especially to make busy modern family live a breeze, this space has a calm and sophisticated feeling, with dual aspect windows letting plenty of natural light flood the room. The kids can relax in the lounge by the large bay window, warmed by the cosy log burning stove, while you're prepping dinner in the kitchen.

The striking blue fitted units with brass hardware are topped with marbled worktops, giving a timeless chic design sure to impress guests. Integrated appliances will streamline your routines, including fridge-freezer, dishwasher and a stainless-steel Stoves range cooker with 5-ring gas hob and extractor hood. The kitchen island offers plenty more storage, along with a Belfast sink beneath feature pendant lighting. There is a glazed door that leads you to the detached garage, currently used as a handy utility space with the washing machine and tumble dryer, and double patio doors sit in front of the dining area to offer flow between the inside and outside during summer.

Off to Bed...

Upstairs, you'll find the master bedroom, a great double size with sleek fitted wardrobes and a lovely outlook over the rear garden. Bedrooms two and three are both doubles at the front of the home, with views towards rolling countryside. The family bathroom, part tiled with soft blue mosaic patterns, has a shower over the large bathtub with screen, W.C., wall-hung basin and chrome heated towel rail, as well as an in-built storage cupboard for all your toiletries. There's also access to the fully boarded loft via a hatch with pull-down ladders on the landing. This home also benefits from a three-year old combi-boiler, with four years warranty remaining, as well as Nest heating to help reduce your energy bills.

Outside Oasis...

To the rear of the home, there's a beautiful south-facing garden with a flagged patio, manicured lawn and

mature raised flowerbeds and hedges for privacy. A cute little raised decking area sits in the rear corner, for the kids to play while you're cooking on the BBQ. The detached garage, with both pedestrian door to the side and an up-and-over door to the front, has electric and water supply for appliances and tinkering with DIY projects. Follow the path around the detached garage to secure double gates which lead to the driveway and front garden.

Out and About...

This property is situated in a quiet neighbourhood in Harwood with plentiful amenities nearby... The local village-like centres of Bradshaw and Bromley Cross offer a wide variety of pubs and eateries, cafes, supermarkets and independent shops. The property is conveniently located within easy access of Bromley Cross railway station, Turton and Canon Slade school and the delightful open countryside of the Jumbles Country Park. The Rigby's is also only a short walk away perfect for outdoor pursuits or a stroll through the woodland with the dogs, paths drop you down onto Bradshaw Cricket Club where you can park yourself on a bench to watch the cricket. Canon Slade Secondary School is literally on the doorstep of the property and is well placed for access into Bolton Centre, together with the A666 motorway link.

£335,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



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- Attractive Mature Semi-Detached Family Home
- Beautifully Renovated
- Impressive Open Plan Lounge-Diner-Kitchen
- Log Burner
- Three Bedrooms
- 3-Piece Family Bathroom
- Large Driveway & Detached Garage
- South Facing Rear Garden
- Ideal Location for Families - Close to Amenities and Great Schools
- Viewing Highly Recommended

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Front Elevation



Entrance Hallway



Lounge-Kitchen-Diner





Kitchen



Diner Additional Pictures



Lounge Additional Pictures





First Floor



Master Bedroom



Bedroom 2



Bedroom 3



Family Bathroom





Views to Front & Rear



Garden





Garage



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