



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

## **11 Chale Green, Bolton, BL2 3NJ**

**Welcome to 11 Chale Green...** Following an extensive renovation, this 3-bedroom true bungalow is presented in immaculate condition, filled with high-spec finishes and ready to move in, unpack and enjoy! Offered with no chain, this property really does have the wow factor from the moment you park up, with a beautiful modern finish to the externals including a beautiful full-height glass porch. Internally, you'll find a modern open plan kitchen-diner-lounge, utility, guest W.C., three bedrooms and a 3-piece bathroom. Chale Green is a quiet cul-de-sac located in Harwood within walking distance of local amenities, independent bars, restaurants and shops, as well as being within easy access of transport links. Perfect for those looking for a hassle-free home, whether you're a growing family, or looking to downsize and enjoy a quieter life. Viewing is highly recommended to appreciate all that this home has to offer.

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

After parking on the block-paved driveway, step through the stylish composite door into the beautiful porch, where marbled floor tiles hint at the stylish décor within. Follow the hallway to the left, and you'll find the stunning kitchen-diner-lounge, perfectly designed for modern living. Matt grey base and wall units offer plenty of storage, and integrated appliances including oven, microwave, induction hob, fridge-freezer and dishwasher ensure that you'll have everything you need. An impressive kitchen island with breakfast seating to one side sits in front of the sliding patio doors, giving a lovely space to entertain guests while you're preparing dinner. There's ample space for a dining table, as well as a well sized lounge with plush carpets. Tucked behind the kitchen is a smart utility, with plumbing for your washing machine and tumble dryer, along with a guest W.C. with vanity basin.

### **Off to Bed...**

Across the hallway, you'll find three bedrooms including master bedroom with mirrored fitted wardrobes. Both the master and second bedroom are good double sizes, and the second bedroom benefits from jack and jill access to the family bathroom. The third bedroom is a versatile space, suited for a single bedroom, office or snug lounge as desired. Completing the accommodation, the family bathroom is the perfect space to unwind at the end of the day. Fully tiled in modern greys, a large P-shaped bath has a shower above and a stylish screen, W.C., vanity basin with storage, and black heated towel rail.

### **Outside...**

Step through the patio doors into the rear garden, where a flagged patio awaits garden furniture in front of the large lawn surrounded by mature planting for privacy. A pedestrian path leads around the side of the house to the driveway, where you'll find a garage with up-and-over door and a well-kept front garden.

### **Out and About...**

Chale Green is 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 walking distance 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.

**£0.00**



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- Detached True Bungalow
- Renovated to High Standards
- Modern Kitchen-Dining-Lounge
- Utility / Downstairs W.C.
- Two Double Bedrooms
- Jack and Jill 3-Piece Bathroom
- Gardens to Front and Rear
- Driveway / Garage
- Quiet Cul-de-Sac / Close to Local Amenities

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**£0.00**

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

454 Darwen Road Bromley Cross Bolton

**Front Elevation**



**Entrance Porch**



Lounge



Kitchen







**Kitchen Additional Pictures**



**Utility**



**Guest W.C.**



**Master Bedroom**



**Bedroom Two**





**Bedroom Three**



**Bathroom**



## Garden



## Agents Notes

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