



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

## **132 Hough Lane, Bromley Cross, Bolton, BL7 9DE**

**Welcome to 132 Hough Lane...**A beautifully presented, extended mid-terraced stone cottage filled with the perfect blend of modernisation and original character. Spacious and comfortable living accommodation, briefly comprising of lounge with log burner, dining room and kitchen with underfloor heating, two bedrooms and a 3-piece bathroom. With a low maintenance garden to the rear to enjoy summer weather, this home has a lot to offer in a great location.

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

Step through the cream composite front door into the welcoming lounge, filled with charm and character. Exposed ceiling beams and feature stone walls remind you of this property's rich history, while a log burning stove provides a cosy focal point for cooler months. Continue through into the dining room, where a lovely stone floor has the added bonus of underfloor heating fitted for the ultimate comfort! Double patio doors lead to the rear garden, and the rear extension houses the kitchen. With a range of painted wooden base and wall units and tiled worktops, there's plenty of storage and preparation space for family meals. Integrated appliances are fitted, including fridge-freezer, washer, tumble dryer, and a cream Rangemaster range cooker with 5-ring gas hob is perfectly nestled in a stone nook.

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

Upstairs, you'll find two bedrooms, a 3-piece bathroom, large linen closet and access to the loft via a hatch. The master bedroom benefits from fitted wardrobes and leafy views of surrounding woodland. Bedroom two sits to the rear of the home, also with fitted furniture which would function equally well either a single bedroom, home office or luxurious dressing room. Completing the upstairs is the chic bathroom, with half panelled walls and part tiled elevations, shower over bathtub with screen, W.C., vanity basin and traditional towel radiator.

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

To the rear of the home is a tiered, easy maintenance garden to enjoy the warmer months. A stone patio sits just outside the patio doors, perfect for setting your garden furniture up and enjoying a BBQ with friends. There's an artificial lawn leading to a large wooden shed with sliding doors, and the garden backs onto mature woodland

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

In the heart of the Eagley valley where leafy green woodland creates a peaceful setting, this traditional millworkers' cottage dating back to the 1800s sits proud within its terraced row. A stone's throw from this property is the lush Eagley nature reserve, where a footpath runs along the brook and opens up onto the

green fields. While benefitting from a peaceful setting tucked away from the hustle and bustle of modern life, the variety of amenities in Bromley Cross, Egerton, Sharples and Astley Bridge are within easy distance. The A666 provides easy motorway access – the M61 to the south and the M65 to the north. And Bromley Cross train stations allows a direct route in Manchester city centre, and further afield across the North West and beyond.

**£230,000**

**[www.williamthomasestates.co.uk](http://www.williamthomasestates.co.uk)**  
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- Beautifully Presented Mid-Terraced Stone Cottage
- Extended to Rear
- Lounge with Log Burner
- Dining Room
- Idyllic Kitchen
- Two Bedrooms
- 3-Piece Bathroom
- Rear Garden
- Close to Transport Links, Shops and Schools

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External Elevation

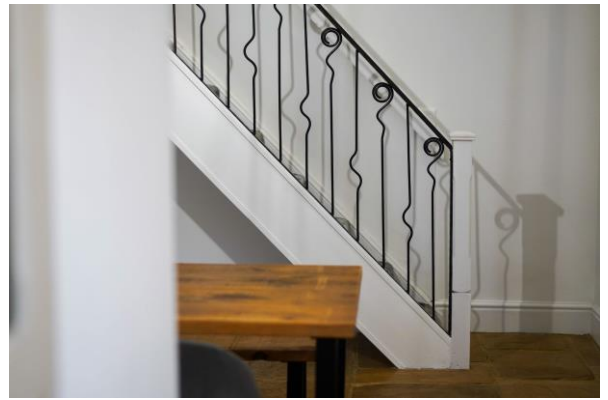


Lounge





Dining



Kitchen

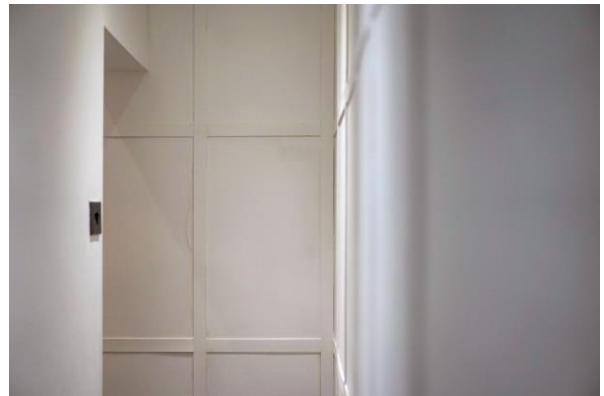




**Kitchen Additional Pictures**

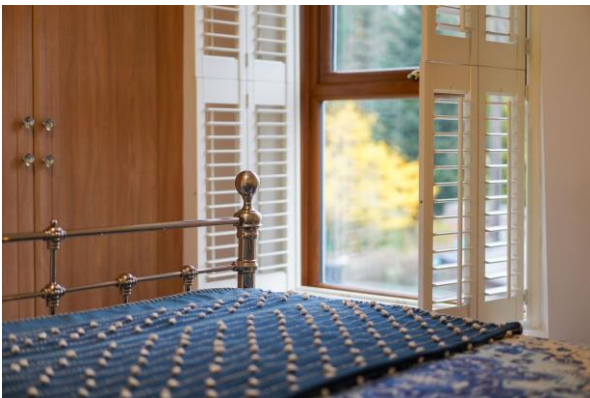


**First Floor Landing**





**Master Bedroom**





**Bedroom Two**



**Bathroom**



## Garden



## 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