



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

## **466 Darwen Road, Bromley Cross, Bolton, BL7 9DX**

### **The Property**

An extremely spacious extended stone terraced house, the property is well presented throughout offering ready to walk into accommodation. There is no upward chain to this one either!

### **Step Inside**

You enter through from the front pvc door into the lounge, a window looks over the front garden, it's open plan to your dining room, stairs from this room lead to your first floor. To the rear of your property sits your good sized breakfast kitchen, the downstairs space is extremely spacious and flexible. The breakfast kitchen including fitted wall and floor units, electric oven and gas hob with extractor hood above, sink unit and a window looking over the rear artificial-lawned courtyard.

### **Up To Bed**

To the first floor you'll discover three large double bedrooms and a 3 piece bathroom. The bathroom comprises of a bath with a shower over the bath, wash basin and wc, it's finished with fully tiled elevations. The main bedroom, a large double is to the front of the house.

### **Step Outside**

Leading out from the kitchen, you'll discover an artificial-lawned garden 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. There is a timber bin store to tuck your bins away.

### **Out And About**

Situated on Darwen Road, Bromley Cross which is acknowledged as one of Bolton's most prestigious locations due to its being on the fringe of the West Pennine Moors and close to beautiful countryside. The village is increasingly popular with its own shops, cafes, restaurants and takeaways plus an array of

hairdressers, beauty salons, doctors, dentists, and opticians....the list goes on. The train station takes you directly to Manchester city and we have some of the best schooling in Greater Manchester close by.

**£200,000**

**[www.williamthomasstates.co.uk](http://www.williamthomasstates.co.uk)**  
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- Spacious Mid Stone Cottage
- Lounge Open To Dining Room
- Extended Kitchen
- Three Bedrooms/Modern 3 Piece Bathroom
- Artificial Lawned Rear Garden
- Internal Inspection Highly Advised/NO CHAIN

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**Lounge**



**Dining Room**



**Extended Kitchen**



**First Floor**



**Bedroom 1**



**Bedroom 2**





### Bedroom 3



### 3 Piece Bathroom



### Rear 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