



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

## **111 Broad O Th Lane, Bolton, BL1 6QN**

**Welcome to 111 Broad O'Th' Lane...**An attractive, mature, semi-detached family home in a popular location of Astley Bridge, ideally located for growing families due to its close proximity to local schools and colleges. This property has been extended to the rear and offers more scope to extend further if desired (subject to any necessary planning permissions), and offers spacious internal accommodation. Briefly comprising of: porch, entrance hallway, lounge, dining room, kitchen, three well-proportioned bedrooms, and 3-piece family bathroom. Externally, the rear garden offers plenty of space for the children to play, and a large flagged and gated driveway to the front and side offers off-road parking for two cars, with an electric charging point fitted. Viewing is highly recommended with this property - it's deceptively spacious!

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

After parking on the driveway, step through the porch and into the entrance hallway where solid wooden floors welcome you in. To your right is the lounge, a bright and spacious room with a big bay window and plush neutral carpets to create a cosy ambience for evenings with family. Continue along the hallway to the dining room, which offers plenty of space for hosting family meals thanks to the rear extension. Next door, the kitchen has a range of neutral base and wall units with plumbing provisions for all the necessary appliances, and has dual aspect windows looking over the rear garden. There's the all-important understairs storage closet for organisation, and a door leads to the side of the driveway - ideal for bringing the shopping in from the car.

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

Upstairs, you'll find three bedrooms, the family bathroom and access to the large, fully boarded loft via pull-down ladders. The master bedroom is a great size, with fitted furniture including a dressing table, and a lovely bay window framing leafy views to the front of the home. The second bedroom, located to the rear of the house, is also a spacious double size with fitted wardrobes. Bedroom three is a versatile space, currently a single bedroom but would also function well as a home office, nursery or children's playroom as required. Completing the first floor, the family bathroom has fully tiled elevations in warm neutral tones and offers a shower above the bath with screen, vanity basin, W.C. and chrome heated towel rail. Two large windows fill the room with natural light to ensure a peaceful start to your day.

### **Outside...**

To the rear of the house is a lovely family garden, with a well-sized lawn surrounded by mature planting and hedges for privacy. There's plenty of space for the children to safely play while you enjoy a coffee in the sunshine. A path leads around the side of the home to the flagged driveway, and the front garden has been landscaped to offer low maintenance curb appeal. The driveway offers parking for two vehicles with a wall-mounted electric charging point, and double wrought-iron gates add peace of mind.

### **The Location...**

Moss Bank Park and Barlow fields are on your doorstep, while the historical location of Barrow Bridge, Smithills Country Park and The West Pennine Moors are only a short distance away. Excellent position for access to good local schooling at both primary and secondary levels, good transport routes for Bolton Town Centre and beyond are within easy reach, making this particular property well placed to enjoy the surrounding area.

**£250,000**

**[www.williamthomasestates.co.uk](http://www.williamthomasestates.co.uk)**  
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- Mature Semi-Detached Family Home
- No Onward Chain
- Extended to Rear
- Lounge
- Spacious Dining Room
- Kitchen
- Three Bedrooms
- Modern 4-Piece Family Bathroom
- Double Driveway with Electric Charging Point
- Close to Great Schools, Shops and Parks

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## Front Elevation



## Entrance Hallway



## Lounge





### Dining Room



## Kitchen



## First Floor Landing



## Master Bedroom



### Bedroom Two



### Bedroom Three



### Bathroom



## Garden



## Aerial Pictures





### 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