



**WILLIAM THOMAS**  
ESTATE AGENTS

TEL: (01204) 590150 FAX: (01204) 590131  
EMAIL: INFO@WILLIAMTHOMASESTATES.CO.UK

## **DRAFT**

PLEASE CONFIRM THAT ALL THE DETAILS ARE CORRECT TO THE BEST OF YOUR KNOWLEDGE.

PRINT NAME \_\_\_\_\_

SIGNED \_\_\_\_\_

DATED \_\_\_\_\_

## **21 Mill Street, Bromley Cross, Bolton, BL7 9HU**

**Welcome to 21 Mill Street...**An impressive end-terraced house, extended to the rear to create a downstairs guest W.C./utility, as well as the lounge, kitchen, two bedrooms and a modern shower room. Presented in great condition throughout, this home is an ideal purchase for a first-time buyer or investor.

### **Step Inside...**

Enter through the composite front door and entrance vestibule, and into the spacious lounge with a large window looking over the front. Continue through into the kitchen-diner, where fitted white gloss base and wall units house integrated oven, induction hob and extractor hood. There's breakfast bar seating to one side, making great use of the space and offering more workspace when you need it. The rear extension has created a thoughtful combined downstairs W.C. and utility, with plumbing provisions for your washing machine and dryer, as well as a W.C. and pedestal wash basin. There's also a door to the rear courtyard tucked behind the kitchen.

### **Upstairs...**

You'll find two double bedrooms and the modern shower room, with fully tiled elevations, walk-in shower, W.C., pedestal basin and chrome heated towel rail. There's also access to the fully boarded loft via pull-down ladders for additional storage.

### **Outside...**

To the rear is an enclosed courtyard with wooden decking to one side, creating a little sun-trap for enjoying BBQs and a drink in the summer. Secure double wooden gates open to the rear street, allowing you convenient access or parking for a motorcycle.

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

Situated in the heart of Bromley Cross close to all local amenities including first class schools at all levels, bistro cafes, restaurants, open countryside for peaceful walks and Bromley Cross Rail Station giving access to Manchester and surrounding towns.

21 Mill Street, Bromley Cross, Bolton, BL7 9HU

**£150,000**

**[www.williamthomasestates.co.uk](http://www.williamthomasestates.co.uk)**  
454 Darwen Road Bromley Cross Bolton



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- Well Presented End-Terraced Property
- Modernised Throughout
- Ideal for First-Time Buyers or Investors
- Lounge | Kitchen-Diner | Utility/Guest W.C.
- Two Double Bedrooms
- Modern Shower Room
- Enclosed Rear Courtyard
- Close to Local Amenities

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**External Elevation**



**Entrance Vestibule**



**Lounge**



## Kitchen



## Downstairs W.C./Utility





## Master Bedroom



## Bedroom Two



## Shower Room



### Rear Courtyard



### 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