



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

## **12 Walleach Park Home, Bury Road, Turton, Bolton, BL7 0AX**

### **Welcome to Walleach Park Homes...**

This fabulous detached static park home is situated in the picturesque village of Edgworth. An immaculately presented, over 55's development of just eleven park homes, nestled in the heart of the village between the hills of Bolton and Blackburn and within close walking distance of Wayoh Reservoir. The current owners have spared no expense in updating this lovely park home, including high quality insulation, new cladding, windows and doors.

Take the stone steps up to the front door and into the welcoming lounge-diner, with dual aspect windows and charming feature ceiling beams. This space is homely and peaceful, enjoying views of the fields and gardens surrounding the park home. A kitchen is fully equipped with fitted base and wall units and a breakfast bar, as well as provisions for an electric cooker and fridge-freezer. There's even a UPVC door leading to the garden for dining al-fresco.

The two bedrooms have fitted furniture and lovely views over the fields to the rear, and the shower room offers an electric shower, W.C., pedestal wash basin, fitted storage and shaver socket.

### **Outside...**

There is a lawned garden surrounding the home, with flowerbeds and rockery gardens to add colour. This is a perfect spot to sit and relax to enjoy the summer sun in a tranquil area. There is a residence only private car parking to the front.

Note: The service charge is £130 pcm and includes your water and sewage. There are no dogs allowed on this development, and sub-letting is not permitted.

Cash buyers only to purchase a park home.

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

Situated in Edgworth, a traditional English village known for its pretty stone properties where walks and countryside beckon within your easy reach. Venture outside and immerse yourself in the idyllic countryside surroundings, with picturesque walking trails right at your doorstep. Explore the beauty of the nearby Entwistle or Wayoh Reservoir, where tranquil walks around its scenic loop offer delightful encounters with nature's wonders. Indulge in local delights like Holdens Ice Cream parlour for a sweet weekend treat or savour brunch at The Hideaway Café. Stock up on gourmet essentials from esteemed independent shops, such as Whiteheads Butchers and the Edgworth Deli, ensuring culinary delights await at home. For sports, Edgworth boasts a cricket club and a bowling green, whilst The Barlow is the hub of the village, hosting an array of activities for all ages. Families will appreciate the proximity to Edgworth C Of E Primary School and convenient access to Turton High School for quality education. Commuting is a breeze with Entwistle Train Station just a five-minute drive away, providing easy connections to Clitheroe, Manchester, and beyond via the M65 motorway network.

**£125,000**

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

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- Park Home
- Over 55's Development of Only 11 Homes
- Set in the Heart of Edgworth
- Lounge-Diner
- Kitchen
- Two Bedrooms
- Modern Shower Room
- Beautiful Gardens | Residents Parking
- Viewing is Highly Recommended

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## External Elevations



## Entrance Hall

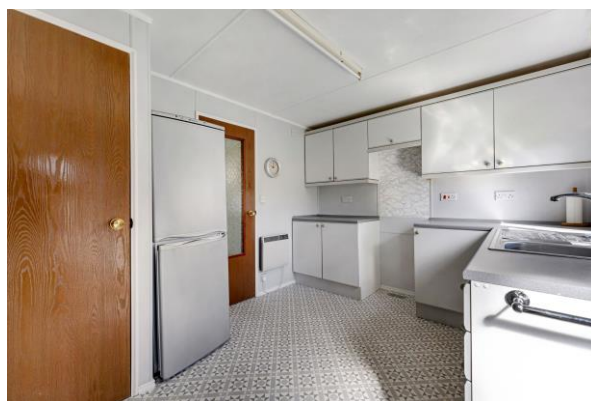


## Lounge-Diner





## Kitchen



## Bedroom One







**Bedroom Two**



**Shower Room**



## Gardens



## Agents Notes

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