



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 _____

108 Lords Stile Lane, Bromley Cross, Bolton, BL7 9JZ

Welcome to 108 Lords Stile Lane...

A spectacular semi-detached, three-bedroom property, renovated inside and out to the highest standards and offering a show-home finish that is ready to move in and enjoy! Ideally located within walking distance of all local amenities, and backing onto open fields for serene leafy views, this home is perfect for growing families. Briefly comprising of entrance hallway, lounge, dining kitchen, 3-piece family bathroom, three well-sized bedrooms and W.C. with vanity basin. There are lovingly manicured gardens to the front and rear, as well as a driveway and detached converted garage. Viewing is highly recommended to appreciate all that this home has to offer, but be quick!

A Closer Look...

After parking up on the driveway, step through the composite door into the entrance hallway which leads you to the welcoming lounge – plush cream carpets and a log burning stove set within a brick fireplace beckon you to relax and get comfortable. Back along the hallway, you'll find the superbly appointed dining-kitchen, with a range of cream fitted base and wall units, integrated appliances including oven, 4-ring gas hob with extractor, fridge-freezer and a beautiful Belfast sink. A kitchen island offers additional storage, preparation space and breakfast bar seating to one side – ideal for entertaining while you cook dinner! The dining area has ample space for hosting evening meals, and a composite door leads to the rear garden for easy al-fresco dining. Completing the ground floor is the family bathroom, with tiled elevations in warm neutrals, boasts a shower above the bathtub, W.C., pedestal wash basin and heated towel rail.

Off to Bed...

Upstairs, you'll find three well-proportioned bedrooms and the family bathroom. The master bedroom is a serene retreat, with plush neutral carpets and fitted furniture ensuring a tidy and peaceful space. Bedrooms two and three both also benefit from fitted furniture and have plenty of room for your family to grow. Finally, a separate W.C. with vanity basin offers convenience for busy families.

Outside Oasis...

Step out of the rear door onto a flagged patio, ideal for enjoying BBQs on summer days. Beyond the patio,

a well-tended lawn surrounded by flowerbeds creates a delightful spot to drink your morning coffee (or perhaps afternoon G&T!), and a secure pedestrian gate leads directly to the open fields behind the house for easy access to dog walks. The detached garage has been converted into a fantastic home gym, but would also function well as a dedicated home office if required.

Out And About...

Situated on Lords Stile Lane, Bromley Cross which is acknowledged as one of Bolton's most desirable 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 or Blackburn, and we have some of the best schooling in Greater Manchester close by.

£280,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



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- Immaculately Presented Semi-Detached Home
- Fully Renovated to High Standards Throughout
- Lounge with Log Burner
- Dining Kitchen
- Guest W.C.
- Three Well-Sized Bedrooms
- 3-Piece Family Bathroom
- Beautiful Gardens to Front and Rear
- Backing onto Open Fields
- Close to Local Amenities and Transport Links

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External Elevation



Entrance Hallway



Lounge





Dining-Kitchen



Dining-Kitchen Additional Pictures



Guest W.C.



First Floor



Master Bedroom



Bedroom Two



Bedroom Three



Family Bathroom



Garden



Additional External Photos



Agents Notes

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