



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 _____

26 Lower House Walk, Bromley Cross, Bolton, BL7 9JS

Welcome to 26 Lower House Walk...

A deceptively spacious three-bedroom terraced property in the heart of Bromley Cross with no onward chain. Ideal for first-time buyers, growing families or those looking to invest in their portfolio, this property offers a great opportunity to add your own stamp to a property. Briefly comprising of a spacious lounge, kitchen-diner, three bedrooms and a modern shower room, with gardens to the front and rear.

A Closer Look...

Step through the front door, and you'll find the large lounge to your right. Dual aspect windows fill this space with natural light, and a cast iron multi-fuel burner sits within the fireplace to add charm and warmth during cooler months. This room is spacious enough to become the lounge-diner if you wish, with plenty of space for furniture! The kitchen sits to the rear of the home, with a range of wooden base and wall units and integrated oven, grill, gas hob and extractor. There's understairs storage, and a UPVC door leading to the rear garden.

Upstairs...

The master bedroom is a great double size with fitted furniture and views over the rear garden, and bedroom two is also a double size with fitted furniture. The third bedroom is a single size, currently fitted with furniture - this space would make an ideal nursery or home office too. Completing the first floor, the modern shower room has fully tiled elevations in soft grey tones, with a walk-in shower, vanity basin, W.C. and chrome heated towel rail.

In the Garden...

To the rear of the home is a well-sized and fully enclosed garden, with a flagged patio and lawn so you can enjoy every moment of sunshine! A path leads through the ginnel to the front of the home, secured with a pedestrian gate. At the front of the property is lawned garden with flowerbeds to add curb appeal.

The Location...

Situated on Lower House Walk, 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 city and we have some of the best schooling in Greater Manchester close by.

£190,000

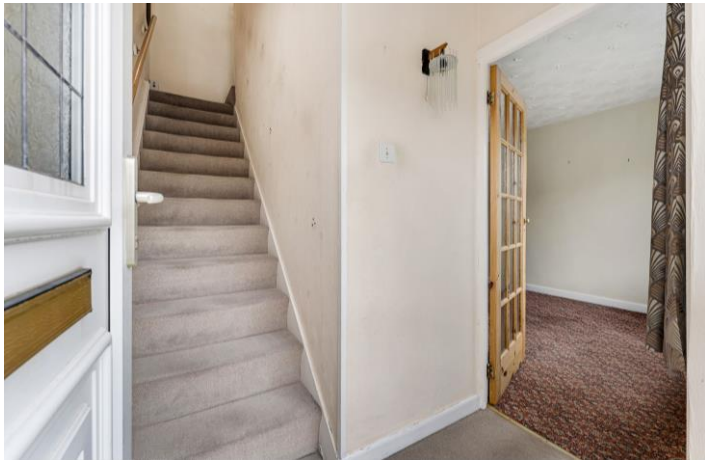
www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



WILLIAM THOMAS
ESTATE AGENTS

TEL: (01204) 590150 FAX: (01204) 590131
EMAIL: [INFO@WILLIAMTHOMASESTATES.CO.UK](mailto:info@williamthomasestates.co.uk)



- Mid-Terraced Family Home
- Chain Free
- Spacious Lounge with Multi-Fuel Stove
- Kitchen-Diner
- Three Bedrooms
- Modern Shower Room
- Well Sized Rear Garden
- Ideally Located for Local Amenities, Schools and Train Station

26 Lower House Walk, Bromley Cross, Bolton, BL7 9JS

Welcome to 26 Lower House Walk...

A deceptively spacious three-bedroom terraced property in the heart of Bromley Cross with no onward chain. Ideal for first-time buyers, growing families or those looking to invest in their portfolio, this property offers a great opportunity to add your own stamp to a property. Briefly comprising of a spacious lounge, kitchen-diner, three bedrooms and a modern shower room, with gardens to the front and rear.

A Closer Look...

Step through the front door, and you'll find the large lounge to your right. Dual aspect windows fill this space with natural light, and a cast iron multi-fuel burner sits within the fireplace to add charm and warmth during cooler months. This room is spacious enough to become the lounge-diner if you wish, with plenty of space for furniture! The kitchen sits to the rear of the home, with a range of wooden base and wall units and integrated oven, grill, gas hob and extractor. There's understairs storage, and a UPVC door leading to the rear garden.

Upstairs...

The master bedroom is a great double size with fitted furniture and views over the rear garden, and bedroom two is also a double size with fitted furniture. The third bedroom is a single size, currently fitted with furniture - this space would make an ideal nursery or home office too. Completing the first floor, the modern shower room has fully tiled elevations in soft grey tones, with a walk-in shower, vanity basin, W.C. and chrome heated towel rail.

In the Garden...

To the rear of the home is a well-sized and fully enclosed garden, with a flagged patio and lawn so you can enjoy every moment of sunshine! A path leads through the ginnel to the front of the home, secured with a pedestrian gate. At the front of the property is lawned garden with flowerbeds to add curb appeal.

The Location...

Situated on Lower House Walk, 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 city and we have some of the best schooling in Greater Manchester close by.

£190,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton

External Elevation



Entrance Hallway



Lounge





Kitchen



First Floor



Master Bedroom



Bedroom Two



Bedroom Three



Shower Room



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