



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 _____

10 Fairacres, Bolton, BL2 3NT

Welcome to 10 Fairacres...A beautifully presented semi-detached home, tucked away on a quiet cul-de-sac - ideal for growing families! Briefly comprising of; porch, large lounge with log burner, kitchen-diner opening up to the garden, three double bedrooms and a modern 3-piece family bathroom. To the rear is a well-designed garden with a covered patio area for hosting outdoor gatherings no matter the weather, and an upper level with fantastic views of the rolling countryside. Fairacres is within easy walking distance of local primary schools, and with easy transport links to the local secondary schools for the older children. Harwood offers some brilliant independent shops, cafes and restaurants, as well as plenty of great countryside walks for weekends with the family. Viewing is highly recommended to appreciate everything that this home has to offer!

A Closer Look...

Step through the front door into the porch, where there's plenty of space to store coats and shoes. Continue through into the spacious family lounge, which spans with width of the home and beautiful herringbone LVT flooring adds a contemporary flair. A log burning stove sits within a brick fireplace - perfect for those cosy winter evenings! The kitchen-diner sits to the rear of the home, and is thoughtfully designed for busy modern life. A range of soft grey base and wall units offer plenty of storage, and there are plumbing provisions for all the necessary appliances, including an American fridge-freezer, range cooker, dishwasher and washing machine. Underfloor heating ensures you'll be comfortable all year-round, and sliding patio doors lead out to the fantastic rear garden for hosting garden parties or dining al-fresco with the family.

Off to Bed...

Upstairs, you'll find three double bedrooms and the family bathroom, as well as access to the part-boarded loft via pull-down ladders. The master bedroom is a great size, with two picture windows framing the beautiful views to the front of the home. Fitted wardrobes and a secret in-built storage cupboard offer plenty of organisation for your belongings. Bedrooms two and three are also good double sizes, providing ample space for your family to grow. Completing the internal accommodation, the family bathroom has fully tiled elevations in sleek grey tones, with a shower above the bathtub, W.C. vanity basin and heated

towel rail.

Outside Oasis...

Step out of the rear patio doors onto a stone flagged patio, covered from the elements and complete with a custom built bar area and fixed seating. There's plenty of space for a table and chairs to one side to enjoy a morning coffee, and steps lead up to the artificial lawn surrounded by flowerbeds with inset lighting. The garden faces south, with beautiful views over the top of the house towards the rolling countryside - just imagine sitting here and enjoying a glass of wine in the summer evenings! A secure pedestrian gate leads around the side of the house to the front garden for convenience.

The Location...

This property is situated in a quiet neighbourhood in Harwood with plentiful amenities nearby... The local village-like town centres of Bradshaw and Bromley Cross offer a wide variety of pubs and eateries, cafes, supermarkets and independent shops. The property is conveniently located within easy access of Bromley Cross railway station, Turton and Canon Slade school and the delightful open countryside of the Jumbles Country Park. The Rigby's is also only a short walk away perfect for outdoor pursuits or a stroll through the woodland with the dogs, paths drop you down onto Bradshaw Cricket Club where you can park yourself on a bench to watch the cricket. Canon Slade Secondary School is literally on the doorstep of the property and is well placed for access into Bolton Centre, together with the A666 motorway link.

£270,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



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- Fantastic Semi-Detached Family Home
- Renovated Throughout to High Standards
- Spacious Lounge with Log Burner
- Modern Kitchen-Diner
- Three Double Bedrooms
- 3-Piece Family Bathroom
- Landscaped Rear Garden | Covered Terrace | Beautiful Views
- Quiet Family-Friendly Cul-de-Sac
- Walking Distance to Local Schools, Shops and Countryside

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Front Elevations



Entrance Vestibule



Lounge

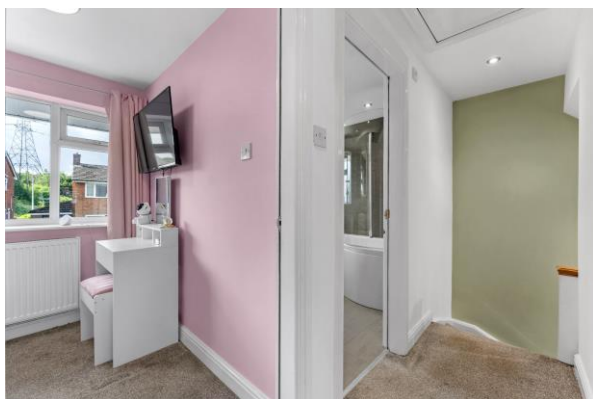




Kitchen-Diner



First Floor



Master Bedroom



Bedroom Two



Bedroom Three



Family Bathroom



Garden



Additional External Photos



Agents Notes

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