



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 _____

35 Cheviot Close, Bolton, BL1 7BW

The Property

A immaculately presented , fully modernised semi-detached property located in this pleasant cul-de-sac with a central green. The property is situated perfectly for access to local amenities such as schools, shops and commuting links. An ideal purchase for a first-time buyer or a buy to let investor.

The property boasts a spacious lounge, two bedrooms and a spacious garden to the rear. It has been tastefully renovated insides and out over recent years, meaning the property is in move in condition.

Accommodation to the ground floor comprises of an entrance hall, lovely fitted kitchen and a spacious lounge-diner. To the first floor, there are two bedrooms, both with fitted wardrobes and a modern shower room.

The property is warmed throughout by gas central heating and UPVC windows providing double-glazing throughout.

Externally there are well kept gardens to the front and rear of the property. The rear garden has been professionally landscaped, including an Indian Stone flagged patio, perfect to position your garden furniture and BBQ to enjoy the summer sun! An artificial law is ideal for the kids to play.

The Location

Moss Bank Park and Barlow fields are on your doorstep, while the historical location of Barrow Bridge, Smithills Country Park and The West Pennine Moors are only a short distance away. Excellent position for access to good local schooling at both primary and secondary levels, good transport routes for Bolton Town Centre and beyond are within easy reach, making this particular property well placed to enjoy the surrounding area.

35 Cheviot Close, Bolton, BL1 7BW

£145,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



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- Impressive Two Bedroom Semi-Detached Home
- Modernised Throughout To A High Standard
- Lounge-Diner
- Fabulous Kitchen
- Two Bedrooms
- Modern 3 Piece Shower Room
- Professionally Landscaped Gardens
- Internal Inspection Highly Advised

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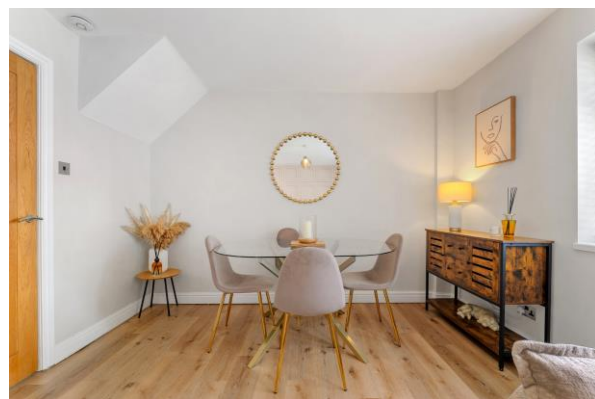
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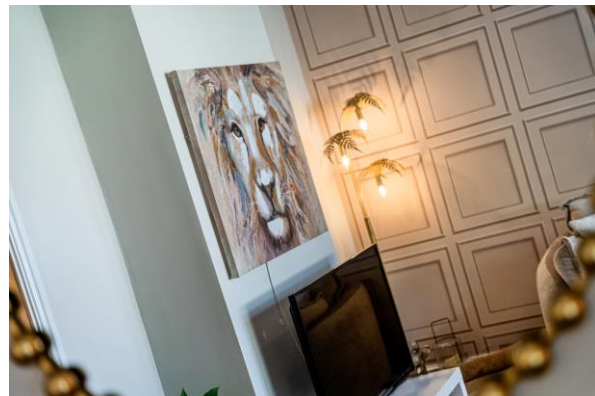
Entrance Hallway



Lounge-Diner



Additional Lounge Picture



Kitchen



Additional Kitchen Pictures



First Floor





Bedroom 1



Bedroom 2



Modern 3 Piece Shower Room



Rear Garden





Additional External Pictures



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