



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 _____

54 Farnborough Road, Bolton, BL1 7HJ

Welcome to 54 Farnborough Road...An impressive detached family home, nestled away on a highly sought-after and quiet cul-de-sac in Sharples. Occupying an impressive plot which offers plenty of scope to extend if desired, this property is perfect for growing families and ideally located in the catchment area for great local schooling at all levels, as well as being close to local amenities and transport links. Briefly comprising of lounge, dining room, kitchen, utility, home office (which could be a ground floor bedroom if required), with three bedrooms and a large family bathroom to the first floor. Externally, there are well-sized gardens to the front and rear, with a large driveway for 3-4 cars and garage for storage. Viewing is highly recommended to appreciate this home, but be quick!

A Closer Look...

After parking on the driveway, step through the front door beneath the storm porch and into the spacious entrance hallway. You'll immediately notice the bright and calm atmosphere in this home, with lots of natural light and space for busy families. A convenient guest W.C. sits to the right, fully tiled with a vanity basin. To your left is the lounge, newly carpeted with a large bay window and a feature electric fire adding a warm focal point for cosy evenings in with the family. Double glazed doors to the dining room offer the flexibility of opening the space up for hosting family parties, and the dining room is equally spacious with French doors leading to the rear garden. Continue through into the kitchen, which has wood-effect base and wall units with integrated appliances including oven, fridge-freezer, induction hob with extractor and a newly fitted Neff dishwasher. Tucked behind the kitchen is a handy utility space, with a composite stable door leading to the rear garden. The garage has been half-converted to offer a brilliant home office space, which is large enough to be used as a ground floor bedroom if required, or perhaps a home gym or playroom for the children! There's also internal access to the garage, which has plumbing provisions for your washing machine and tumble dryer, as well as additional storage.

Off to Bed...

Upstairs, you'll find three well-sized bedrooms with newly fitted plush carpets, and a spacious 4-piece family bathroom, as well as access to the part-boarded loft via pull down ladders. The master bedroom is a great size with fitted furniture and ample space for a king sized bed. Bedroom two sits to the rear of the

home, also offering a double size space with fitted furniture and views over the rear garden. The third bedroom is a spacious single size. Completing the first floor, the family bathroom is fully tiled in soft neutral tones with a bathtub, separate walk-in shower, W.C., vanity basin and chrome heated towel rail.

Outside Oasis...

To the rear of the home is an impressive west-facing garden which enjoys the sun all afternoon and evening - perfect for summer BBQs and spending time with friends and family. Gravelled patio areas provide space for your outdoor furniture, and a pathway leads around the spacious lawn to a patio in the rear corner so you can soak up every last ray of sunshine. A smart shed runs the length of the home down one side, offering plenty of storage, and to the other side of the home is a path with secure pedestrian gate leading to the driveway. The front garden has a well-maintained lawn and shrubs, and the drive offers parking for 3-4 cars with ease.

The Location...

Farnborough Road is tucked away on a quiet cul-de-sac in a sought after location of Sharples, close to all local amenities including good schools, shops, pubs, restaurants, leisure facilities and transport links.

£380,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



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- Detached Family Home
- Fantastic Plot with Scope to Extend to Side or Rear (STPP)
- Spacious Lounge
- Dining Room
- Kitchen | Utility | Downstairs W.C.
- Home Office (Potential Ground Floor Bedroom)
- Three Bedrooms
- Huge 4-Piece Bathroom
- Gardens to Front and Rear | Large Driveway
- Ideal Location - Quiet Cul-de-Sac Close to Local Amenities

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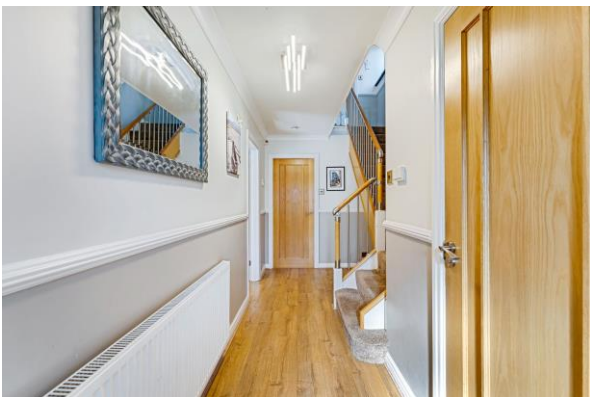
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Front Elevations



Entrance Hallway



Lounge



Dining Room





Kitchen



Kitchen Additional Photos



Utility



Office



Guest W.C.



First Floor



Master Bedroom



Bedroom Two



Bedroom Three



Bathroom





Rear Garden



Rear Garden



Aerial Photos



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