



- Spacious End-Terraced Home
- Chain Free
- Corner Plot
- Kitchen-Diner
- Lounge
- Two Double Bedrooms
- 3-Piece Bathroom
- Large Garden
- Driveway
- Ideally Located in Heart of Bromley Cross - Walking Distance to Local Amenities

## 23 Rose Hill Drive, Bromley Cross, Bolton, BL7 9JN

**Welcome to Rose Hill Drive...**A spacious end-terraced property in the heart of Bromley Cross, offered with no onward chain - ideal for first-time buyers, growing families or investors. Briefly comprising of kitchen-diner, spacious lounge, two double bedrooms and a 3-piece bathroom, with a large wrap-around garden to the rear and side. A large driveway to the side of the house offers parking for two cars, with double gates adding a touch of security. Ideally located within walking distance to local shops, schools and the train station, viewing is highly recommended!

### A Closer Look...

After parking up on the driveway, step through the front door and entrance vestibule into the kitchen-diner. A well-sized space, with dual aspect windows filling the room with natural light. The kitchen is fitted with white base and wall units, with integrated oven, gas hob, extractor hood and plumbing provisions for a fridge-freezer, washing machine and dishwasher (which can be included in the sale if required). There is the all-important under stairs storage cupboard for bulky items, and patio doors lead out to the garden. Continue through into the lounge, which is also a great sized room with dual aspect windows and a cosy traditional coal fireplace.

### Upstairs...

Take the stairs up to the first floor, where you'll find two large double bedrooms with in-built wardrobes. The bathroom has part tiled elevations with a shower above the roll-top bath, W.C., pedestal wash basin and radiator. There's also access to the loft via a hatch for additional storage.

### Into the Garden...

The rear garden is extremely large, benefiting from being a corner plot which is not overlooked by other homes. A gravelled patio area wraps around the side of the home, giving you plenty of space to set up your garden furniture. A generous lawn is edged with mature flowerbeds to add seasonal interest, and secure double gates lead to the driveway with parking for 2-3 cars and a neatly kept front garden.

### Out And About...

Situated on Rose Hill Drive, 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.

**£180,000**

**[www.williamthomasestates.co.uk](http://www.williamthomasestates.co.uk)**

454 Darwen Road, Bromley Cross, Bolton, BL7 9DX

## Front External



## Entrance Vestibule



## Kitchen-Diner





### Kitchen Additional Pictures



### Lounge



### First Floor Landing



### Master Bedroom



## Bedroom Two



## Bathroom



## Garden



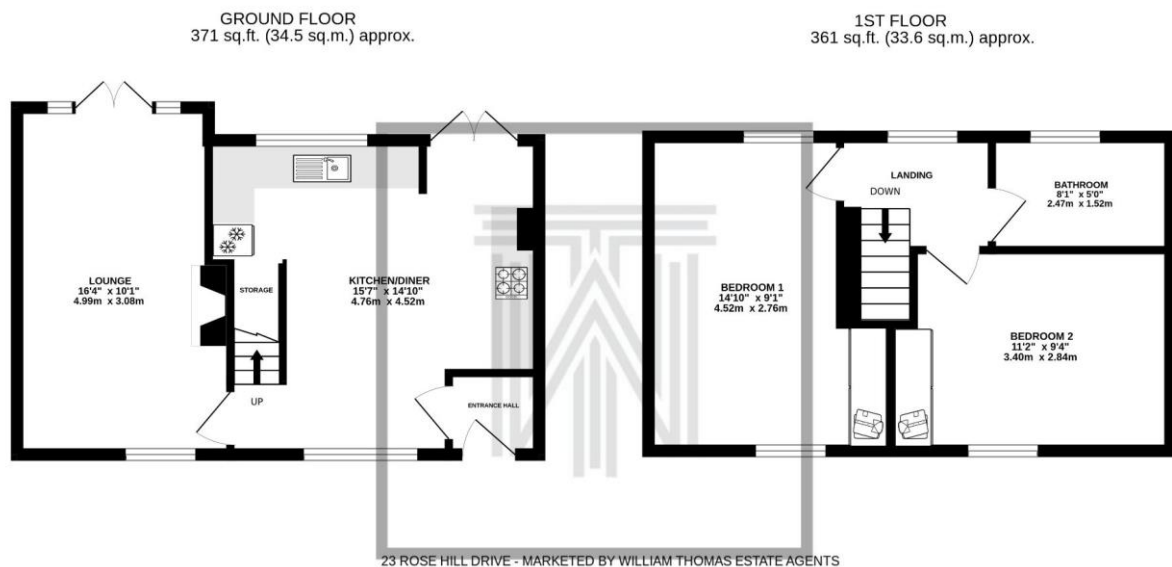


### Driveway & Additional External Photos



## Agents Notes

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TOTAL FLOOR AREA : 732 sq.ft. (68.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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