

## **DRAFT**

Please confirm that the below details are correct to the best of your knowledge via email.

We can only begin marketing your property after the details have been approved.

## **27 Danesbury Road, Bolton, BL2 3AU**

### **The property**

An extended family home, offering spacious living accommodation, good gardens, driveway parking and a fabulous corner plot. Briefly comprising entrance hallway, just off the hallway is a handy downstairs WC, perfect for visiting guests, spacious through lounge/diner with a beautiful bay window and feature log burning stove to give the room a warm glow. The dining area offers pvc double glazed French doors which lead out to the rear garden, an opening flows through into the generous sized kitchen. The kitchen features grey fitted wall and floor units including built in oven and hob with extractor hood above, fridge, freezer, a window pleasantly looks over the rear garden. There is also a utility room and a second sitting room, this room could be used for a number of purposes including a home office, play room or additional bedroom if desired. It has a window looking over the front and one to the side elevation.

### **Bedtime & Baths**

The landing connects you the three bedrooms and your three piece bathroom. The bathroom is fully tiled and includes a vanity wash basin, Wc and a bath with shower above.

### **Step Outside**

The impressive gardens include a flagged and block paved patio, perfect to set up your garden furniture to sit out and relax. A lawned garden is ideal for children to play with siblings and friends. To the front is a block paved driveway for off road parking.

**The Location...** Danesbury Road is a perfect location for growing families! St Columba's RC Primary School and Canon Slade Secondary School are right on your doorstep for easy school-runs, and the local village-like centres of Bradshaw, Bromley Cross and Harwood offer a wide variety of pubs and eateries, cafes, supermarkets and independent shops. The property is conveniently located within walking distance of Bromley Cross railway station, Longsight Park 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. This property is also well placed for access into Bolton Centre, together with the A666 motorway link taking you to Manchester and Salford.

27 Danesbury Road, Bolton, BL2 3AU

**£250,000**

**[www.williamthomasestates.co.uk](http://www.williamthomasestates.co.uk)**  
454 Darwen Road Bromley Cross Bolton



- Extended Family Home
- Large Through Lounge/diner
- Kitchen/Utility Room
- Sitting Room
- Downstairs Wc
- Three Bedrooms
- 3 Piece Family Bathroom
- Impressive Gardens/Driveway
- Internal Inspection Highly Advised

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Entrance Hall



Spacious Through Lounge/Diner



**Additional Pictures**



**Kitchen**





**Additional Kitchen Pictures**



**Utility Room**



**Sitting Room**



**Downstairs Wc**



**First Floor**



**Bedroom 1**



**Bedroom 2**



**Bedroom 3**



**Family Bathroom**



**Outside**



## Driveway



## 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