

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.

54 Links Road, Bolton, BL2 4EY

Welcome to 54 Links Road...

A three-bedroom family home, this property has been modernised by the current owner to create a fabulous semi detached property. Briefly comprising of an entrance hall, lounge, open kitchen-diner, utility room, downstairs WC, three-bedrooms and a four-piece bathroom. Externally, the property boasts both front and rear gardens along with a driveway and garage for convenient parking. Situated in Harwood within easy walking distance of local schools and close to all local amenities, viewing is recommended to appreciate all this home has to offer!

Step Inside...

Through the composite front door and into the welcoming hallway with a handy storage cupboard, ideal for coats and shoes. To your left is the lounge, a bright and airy room featuring a large front window overlooking the lawn. Continuing down the hallway, you will find the extended open-plan kitchen and dining area. With ample space for both dining and seating, this is the perfect space for hosting family and friends. Patio doors open out to the rear garden, allowing natural light to flood in and bringing the outdoors in during the warmer summer months. The kitchen is fitted with stylish grey wall and base units and a breakfast bar—ideal for enjoying your morning coffee. Integrated appliances include a fridge freezer, double sink, dishwasher, Neff double oven, and a Neff venting induction hob. A door from the kitchen leads into the converted utility room, which is fitted with base units and provides space for a washing machine, dryer and additional storage. Just off the utility room is a convenient downstairs WC, perfect for guests.

Off to Bed...

Retrace your steps back to the entrance hall and upstairs you will discover three well-sized bedrooms and a four-piece family bathroom. The master bedroom is positioned to front of the home benefitting from fitted furniture and a bay window with countryside and far reaching views over towards Winter Hill. Bedroom two and three are also well-proportioned, with bedroom three having extra storage space. The family bathroom is fully tiled in stylish grey tones and comprises of a vanity basin, WC, heated towel rail, bath, shower with overhead and handheld fittings and built in toothbrush chargers.

Step Outside...

Into the rear garden with a large patio, providing ample space for your outdoor furniture to enjoy during

summer, a further large lawned area is surrounded by greenery and space for gardening. A shed provides outdoor storage space and an outdoor tap, as well as an EV charger adds for convenience. To the side a gate leads to the easy-to-maintain front garden, driveway for off-street parking and the garage that benefits from both lighting and electric.

Out And About...The property is ideally placed in Harwood Village with excellent amenities including high regarded primary and secondary schools, including Hardy Mill Primary School a stones throw away, Harwood Meadows Primary School just up the road, St Maxentius CofE, Canon Slade CofE and Turton School. Local shops are all within walking distance and Bromley Cross Train Station isn't too far away. The idyllic location is also within a stone's throw of scenic countryside walks, the Kingfisher Trail leading to Bradshaw Hall Fisheries, Bradshaw Tennis and Cricket Club and the Jumbles Country Park. There are also some great restaurants including The Crofters, Baci, Bill & Coo and Roka to name a few.

£310,000

www.williamthomasestates.co.uk
454 Darwen Road Bromley Cross Bolton



- Semi-Detached Family Home
- Lounge
- Spacious Kitchen-Diner
- Utility Room And Downstairs WC
- Three Well-Sized Bedroom
- Modern Four-Piece Bathroom
- Front And Rear Gardens
- Driveway And Garage
- Desirable Location

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Front Elevations



Entrance Hallway



Lounge



Open Plan Kitchen-Diner



Open Plan Kitchen-Diner





Utility Room



Downstairs WC



First Floor Landing



Master Bedroom



Bedroom Two



Bedroom Three



Four-Piece Bathroom



Rear Garden



Rear Garden



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