

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.

36 Thornham Drive, Bolton, BL1 7RE

Welcome to 36 Thornham Drive...A charming detached, true bungalow nestled in a highly-sought after area of Sharples and backing onto peaceful woodland and open fields. The property briefly comprises of lounge-diner, kitchen, three bedrooms, two shower rooms and a conservatory, opening up to an extensive, peaceful and landscaped rear garden. To the front of the home is a large driveway with parking for 2-3 cars, a garage and a well-maintained front garden. Thornham Drive is ideally located for both local amenities, transport links to Manchester, and beautiful countryside walks. Viewing is highly recommended to appreciate this home.

A Closer Look...

After parking up on the driveway, step through the composite front door into the entrance hallway, to your left you will find the lounge-diner. An L-shaped room, filled with natural light from two front facing windows, this space offers a calm and cosy feel for family evenings in and enjoying meals together. The kitchen has a range of fitted base and wall units with integrated appliances such as a NEFF double oven, electric hob with extractor, dishwasher and a fridge freezer as well as plumbing provisions for a washing machine. In-built storage allows for organisation and a stable door leads to the side of the house for convenience.

Bed and Bath...

The generous master bedroom is positioned to the rear of the home, enjoying beautiful scenic views and a peaceful outlook, while sliding doors lead directly through to the rear conservatory. Bedroom two is also a spacious double, while bedroom three is a versatile well-proportioned room with a fitted wardrobe and direct access to the conservatory. Offering excellent flexibility, this room could also be used as a cosy snug or bedroom, depending on your needs. The three-piece shower room is conveniently positioned off the hallway and comprises an enclosed shower, vanity basin, WC and chrome heated towel rail. The conservatory creates the perfect spot to enjoy a morning coffee while taking in the surrounding views and patio doors open up to the beautiful rear garden bringing the outside in on those warmer summer months. From the conservatory you can access the second three-piece shower room comprising of a vanity basin, chrome heated towel rail, WC and a large walk-in shower with both overhead and hand held fittings.

The Garden...

Step outside into a peaceful retreat, where beautifully landscaped gardens create an idyllic setting to relax and enjoy the surrounding views. Occupying one of the largest garden plots on the estate, the gardens extend to the rear and right-hand side. A spacious Indian stone patio provides the perfect area for garden furniture and alfresco dining, while the large, well-maintained lawns are bordered by ample well-stocked planting areas. Three ponds add to the tranquil atmosphere, allowing for wildlife and a charming summer house provides a wonderful spot to sit back and enjoy. A useful shed provides additional outdoor storage, while a side gate offers convenient access to the front of the property. Here, you will find a further lawn, a driveway providing parking for two to three vehicles and a garage complete with an up-and-over door.

The Location...

Located on Thornham Drive on a popular residential estate in Sharples, within walking distance of The Oaks Primary School and Sharples High School, as well as local shops, restaurants and pubs. Popular transport links are easily accessible via car, train and bus, with direct routes from Hall i' th' Wood railway station to Bolton, Manchester, Salford and Blackburn. Eagley Nature Reserve is literally on your doorstep for some beautiful walks with the kids and dogs, and there are plenty of playing fields near by for summer picnics!

£350,000

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



**WILLIAM
THOMAS**
SALES & LETTINGS

www.williamthomasestates.co.uk

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info@wtestates.co.uk



- Detached True Bungalow
- Lounge-Diner
- Kitchen
- Three-Bedrooms
- Two Shower Rooms
- Conservatory
- Landscaped Rear And Front Gardens
- Outlooks Onto Countryside
- Driveway And Garage
- Close To All Local Amenities

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Aerial Photo



External Elevations



Entrance Hallway



Lounge-Diner



Kitchen



Hallway



Master Bedroom



Bedroom Two



Bedroom Three





Three-Piece Shower Room



Conservatory





Three-Piece Shower Room



Rear Garden





Rear Garden



Additional Rear Garden Photos



Views



Agents Notes

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