

## **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.

## **2 Scholars Rise, Bolton, BL7 9BH**

**Welcome to 2 Scholars Rise...**A beautifully appointed, two-bedroom mid-terraced property. Nestled in a peaceful conservation area in Eagley Valley and backing onto a tranquil fishing lodge, this property is ideal for those looking to downsize and enjoy a more peaceful pace of life, while remaining close to local amenities and transport links. Briefly comprising of lounge-diner, kitchen, guest W.C. and two double bedrooms both with ensembles. Externally, there is a rear garden, garage and a driveway for convenient parking.

### **A Closer Look...**

After parking on the driveway, step through the composite front door into the entrance hallway where fitted understairs storage is provided for your coats and shoes. The lounge is a bright and spacious room with ample space for a dining table and furniture and there are French doors leading to the rear garden. Retrace your steps to find the kitchen – recently renovated with modern handleless grey units and sleek worktops. A range of high-specification appliances are integrated, including Neff oven, combination-oven, large induction hob with an extractor, fridge-freezer, dishwasher and washing machine. Completing the ground floor, a guest W.C. with wall-hung basin offers convenience.

### **Off to Bed...**

To the first floor there are two generously sized bedrooms, both benefitting from modern ensembles. The landing provides a useful storage cupboard and you can access the loft space via a loft hatch in bedroom two. The master bedroom, positioned to the rear of the property, is an impressive double room with two large windows enjoying idyllic views across the fishing lake and surrounding woodland. The built-in wardrobes provide ample storage, while the stylish ensuite shower room is partially tiled and fitted with a vanity wash basin, WC, heated towel rail and an enclosed shower with both rainfall and handheld attachments. Bedroom two is also well proportioned and benefits from built-in wardrobes and its own contemporary ensuite, comprising a wash basin, WC with concealed cistern, heated towel rail and a bath with overhead rainfall shower and handheld attachments.

### **Outside Oasis...**

French doors open onto the beautifully landscaped rear garden, featuring an Astro-turfed lawn and Indian stone patio, creating the perfect balance of stylish, low-maintenance outdoor living. Bordered by raised planting beds with mature shrubs and greenery, the garden provides ample space for garden dining and entertaining in the summer months, with the sun being on it from the mid-morning until the evening. To the

front of the property is a driveway. In addition, there is a separate single garage with lighting and an up-and-over door located a few meters away at the end of the terrace, offering secure parking and useful additional storage space.

**The Location...**

Scholars Rise is situated in Eagley Valley, a beautiful conservation area of high residential demand and offers a vibrant atmosphere with a mix of modern townhouses and apartments set within the two converted cotton mills, making this a popular setting for professionals and families alike. Served by excellent local amenities including shopping, schools and leisure facilities and with easy access to open countryside.

**£275,000**

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

454 Darwen Road Bromley Cross Bolton



- Beautifully Presented Mid-Terrace
- Spacious Lounge-Diner
- Kitchen
- Downstairs WC
- Two Double Bedrooms - Both With Ensuites
- Rear Garden
- Driveway And Garage
- Stunning Views
- Close To All Local Amenities

## 2 Scholars Rise, Bolton, BL7 9BH

**Welcome to 2 Scholars Rise...**A beautifully appointed, two-bedroom mid-terraced property. Nestled in a peaceful conservation area in Eagley Valley and backing onto a tranquil fishing lodge, this property is ideal for those looking to downsize and enjoy a more peaceful pace of life, while remaining close to local amenities and transport links. Briefly comprising of lounge-diner, kitchen, guest W.C. and two double bedrooms both with ensuites. Externally, there is a rear garden, garage and a driveway for convenient parking.

### **A Closer Look...**

After parking on the driveway, step through the composite front door into the entrance hallway where fitted understairs storage is provided for your coats and shoes. The lounge is a bright and spacious room with ample space for a dining table and furniture and there are French doors leading to the rear garden. Retrace your steps to find the kitchen – recently renovated with modern handleless grey units and sleek worktops. A range of high-specification appliances are integrated, including Neff oven, combination-oven, large induction hob with an extractor, fridge-freezer, dishwasher and washing machine. Completing the ground floor, a guest W.C. with wall-hung basin offers convenience.

### **Off to Bed...**

To the first floor there are two generously sized bedrooms, both benefitting from modern ensuites. The landing provides a useful storage cupboard and you can access the loft space via a loft hatch in bedroom two. The master bedroom, positioned to the rear of the property, is an impressive double room with two large windows enjoying idyllic views across the fishing lake and surrounding woodland. The built-in wardrobes provide ample storage, while the stylish ensuite shower room is partially tiled and fitted with a vanity wash basin, WC, heated towel rail and an enclosed shower with both rainfall and handheld attachments. Bedroom two is also well proportioned and benefits from built-in wardrobes and its own contemporary ensuite, comprising a wash basin, WC with concealed cistern, heated towel rail and a bath with overhead rainfall shower and handheld attachments.

### **Outside Oasis...**

French doors open onto the beautifully landscaped rear garden, featuring an Astro-turfed lawn and Indian stone patio, creating the perfect balance of stylish, low-maintenance outdoor living. Bordered by raised planting beds with mature shrubs and greenery, the garden provides ample space for garden dining and entertaining in the summer months, with the sun being on it from the mid-morning until the evening. To the front of the property is a driveway. In addition, there is a separate single garage with lighting and an up-and-over door located a few meters away at the end of the terrace, offering secure parking and useful additional storage space.

**The Location...**

Scholars Rise is situated in Eagley Valley, a beautiful conservation area of high residential demand and offers a vibrant atmosphere with a mix of modern townhouses and apartments set within the two converted cotton mills, making this a popular setting for professionals and families alike. Served by excellent local amenities including shopping, schools and leisure facilities and with easy access to open countryside.

**£275,000**

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

454 Darwen Road Bromley Cross Bolton

## Front Elevations



## Entrance Hallway



## Kitchen





**Feature Photo**



**Lounge-Diner**



**Downstairs WC**



**Feature Photo**



**First Floor Landing**



### Master Bedroom



### Ensuite



**Bedroom Two**



**Ensuite**



**Rear Garden**





**Garage**



**Aerial Photos and Surrounding Area**



**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