

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.

6 Long Meadow, Bromley Cross, Bolton, BL7 9YH

The Property... Welcome to 6 Long Meadow, a four-bedroom extensive detached family home, set back in a quiet and sought-after location just off Turton Road. Conveniently positioned within walking distance of local shops, well-regarded schools and Bromley Cross train station, this property offers an excellent opportunity for buyers looking to add their own personal touch. This property briefly comprises of a lounge, separate dining room, kitchen, utility room, sun room and a downstairs WC. To the first floor are four well-proportioned bedrooms, the master bedroom with an ensuite and walk-in wardrobe, along with a family bathroom. Externally, the property boasts both front and rear gardens, the rear backing onto Bradshaw Fisheries, a double garage and a driveway for several vehicles.

Step Inside...

Through the front door, you are welcomed into the entrance hallway. To the right is a spacious lounge featuring a gas fire that adds a cosy focal point, complemented by attractive stone wall features. The kitchen is fitted with wooden wall and base units and benefits from integrated appliances, including an electric oven, hob and extractor hood, along with plumbing for a dishwasher, an inbuilt pantry cupboard and a breakfast bar for added convenience. To the rear of the home is a bright and airy sun room with direct access to the garden, providing an ideal space to relax or enjoy your morning coffee. Leading off the sun room is a useful utility room with wall and base units, a stainless steel sink, plumbing for a washing machine and dryer, and access to both the rear garden and garage. Returning to the hallway, you will find a separate dining room offering versatile use, with sliding patio doors opening onto the rear patio. To the end of the entrance hallway you will discover the downstairs WC, partly tiled and featuring a built-in storage cupboard housing the boiler and water tank.

Up To Bed...

To the first floor, the master bedroom is a generous double positioned to the rear of the property, benefiting from a walk-in wardrobe and a part-tiled three-piece ensuite comprising of a WC, basin and bath with overhead shower. Bedroom two is another well-proportioned double and includes an inbuilt storage cupboard. Bedroom three is positioned to the rear of the home enjoying stunning woodland views, while bedroom four is also a great size, further benefiting from built-in storage. Completing the first floor is the part-tiled family bathroom, fitted with a WC, basin and bath with overhead shower.

Step Outside...

Step outside to the peaceful rear garden, which features a well-maintained lawn and a wrap-around patio, providing an ideal space for outdoor entertaining or relaxing. A greenhouse adds a variety of uses for gardening, while the gated access ensures a safe environment for children to play freely. The front of the property is equally impressive with a lawned garden bordered by mature shrubs, a driveway with parking for several vehicles, and a double garage. The garage also offers additional plumbing for a washer and dryer, adding to the practicality of the home.

Out And About...

Positioned in a popular Bolton suburb, this property benefits from excellent local amenities. Within approximately a 10-minute walk, you'll find the nearest Co-op Food and Sainsbury's Local, several highly regarded schools such as Eagley Infant and Junior Schools and Turton High School, leisure facilities, Jumbles Country Park and excellent transport links with Bromley Cross train station being just a few minutes walk away.

£550,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



- Detached Family Home
- Three Reception Rooms
- Kitchen
- Utility Room
- Downstairs WC
- Four Great Sized Bedrooms The Master with A Walk-in Wardrobe And Ensuite
- Three Piece Family Bathroom
- Front And Rear Gardens
- Driveway And Double Garage
-

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Front Elevations



Entrance Hallway



Lounge



Kitchen





Sun Room



Utility Room



Dining Room



Downstairs WC



Master Bedroom





Master Bedroom Walk-in Wardrobe



Ensuite



Bedroom Two



Bedroom Three



Bedroom Four



Family Bathroom



Rear Garden



Rear Garden



Aerial Photos



Agents Notes

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