

## **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.

### **18 Chetwyn Avenue, Bromley Cross, Bolton, BL7 9BN**

**Welcome to 18 Chetwyn Avenue...**An extended three-bedroom dormer bungalow, located in the highly sought-after area of Bromley Cross, this property is in a desirable location for growing families or professional couples. Briefly comprising a lounge, open plan lounge- kitchen-diner, utility room with WC, ground floor bathroom, ground floor bedroom, two further first floor bedrooms, an office, front and rear gardens and a driveway. Conveniently located within walking distance of local shops, schools and Bromley Cross train station.

#### **Step Inside...**

Step into the welcoming entrance porch, benefiting from a practical storage cupboard ideal for your coats and shoes. To your left, you will find the spacious lounge featuring a front bay window that allows for ample natural lights and a cosy electric fire. Continue into the impressive open-plan lounge/kitchen/diner, creating the perfect space for both everyday living and entertaining family and friends. The kitchen is fitted with stylish wood effect and white gloss wall and base units and is complemented by under cabinet lighting, an island and a breakfast bar- the perfect spot to enjoy your morning coffee. Integrated appliances include a double oven, electric hob, extractor hood, microwave, dishwasher, wine fridge and a double Belfast sink, along with space for a fridge freezer. The dining and lounge area offers ample space for furniture, while patio doors open onto the rear garden - bringing the outside in on those warmer summer months. The hallway provides access to the utility room, ground floor shower room and third bedroom. The utility room offers space for a washing machine and tumble dryer, along with a convenient WC and vanity basin. Bedroom three is a well-proportioned and versatile room that could be used as a reception room, play room or even a home gym. Completing the ground floor is the four-piece shower room comprising a WC with enclosed cistern, vanity wash basin, chrome heated towel rail, bath and a large walk-in shower with both overhead and handheld fittings.

#### **Upstairs...**

Retrace your steps to the hallway and up the stairs, where you will discover two further bedrooms and an office. The master bedroom is the larger of the two and features peaceful outlooks as well as eaves storage. Bedroom is a well-sized room and also benefits from the same views, while the office is a versatile space benefitting from additional eaves storage.

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

Step out into the rear garden, boasting two decked patio areas ideal for outdoor furniture and relaxing during the summer months. Steps lead down to a spacious AstroTurf lawn backing onto a peaceful setting, offering ample space for the children to play as well as gardening. A side gate provides access to the low-maintenance front garden and driveway for two cars.

### **Out And About...**

Situated on Chetwyn Avenue, Bromley Cross which is acknowledged as one of Bolton's most prestigious locations due to its being on the fringe of the West Pennine Moors and close to beautiful countryside. The village is increasingly popular with its own shops, cafes, restaurants and takeaways plus an array of hairdressers, beauty salons, doctors, dentists, and opticians....the list goes on. The train station takes you directly to Manchester city and we have some of the best schooling in Greater Manchester close by.

**£325,000**

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

454 Darwen Road Bromley Cross Bolton



- Semi-Detached Dormer Bungalow
- Lounge
- Extended Open Plan Lounge-Kitchen-Diner
- Utility Room And WC
- Ground Floor Bathroom
- Ground Floor Bedroom
- Two Bedrooms And An Office
- Peaceful Views
- Front And Rear Gardens
- Driveway

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Front Elevations



Entrance



Lounge





**Hallway**



**Open Plan Lounge-Kitchen-Diner**





**Open Plan Lounge-Kitchen-Diner**



**Feature Photo**



**Utility Room And WC**



**Ground Floor Bedroom**



**Four Piece Bathroom**



**First Floor Landing**



**Master Bedroom**



**Bedroom Two**



Office



Rear Garden



## Rear Garden



## Aerial Photo



## Agents Notes

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