

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.

7 Westfield Road, Bolton, BL3 3TJ

The Property...

A well presented link detached true bungalow, perfect for anyone looking for accommodation arranged over one level. Alternatively the property has scope to extend to create a larger family home, subject to necessary planning permission and building regs. Positioned on a well established and highly regarded development, close to all local amenities and transport links.

Step Inside...

Into the entrance hallway, straight ahead is a door to your spacious lounge, a lovely big window looks over the rear garden, an archway leads into the dining room, this also benefits from a window looking out to the rear, an opening gives access to your kitchen, just off your kitchen is the side porch. Retrace your steps back to the entrance hall, you'll have access to two double bedrooms, which sit to the front of the property. Bedroom one benefits from fitted wardrobes. The 3 piece bathroom includes bath with shower above, wash basin, toilet and part tiled elevations.

Outside...

The gardens are a generous size, the rear garden consists of mainly a lawned garden and patio areas to position your garden furniture to enjoy the summer sun. To the front is a flagged driveway leading to the garage.

Location...

Located within a popular residential area of BL3, close to everyday needs, good schools and transport links for commuting.

£235,000

7 Westfield Road, Bolton, BL3 3TJ

454 Darwen Road Bromley Cross Bolton



- Link Detached True Bungalow
- Spacious Lounge
- Dining Room
- Kitchen/Side Porch
- Two Bedrooms
- 3 Piece Bathroom
- Generous Sized Gardens/Driveway/Garage
- Internal Inspection Highly Advised

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www.williamthomasstates.co.uk

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Entrance Hall



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

Lounge



Dining Room



Kitchen



Bedroom 1



Bedroom 2



3 Piece Bathroom



Outside





Driveway/Garage

