

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 Sanctuary Mews, Bromley Cross, Bolton, BL7 9GD

Welcome to 7 Sanctuary Mews... William Thomas are pleased to present this beautifully presented, newly built semi-detached home, located in the desirable Sanctuary Mews over 55's development. This exclusive property is part of a secure, electric gated development that benefits from a comprehensive CCTV system, ensuring residents' peace of mind and security. Comprising of an open plan kitchen-diner-lounge, downstairs WC, three well-proportioned bedrooms; each of immense comfort and luxury, two beautifully finished bathrooms adorned with modern fixtures and fittings, a garage and driveway and a tranquil rear garden. It is built to a remarkably high specification throughout, promising durability and longevity and has a 10 year build warranty until 2031 to give extra peace of mind.

Step Inside...

After parking on the block-paved driveway, step into the welcoming entrance hallway and continue through to the impressive open-plan kitchen, dining, and living area—the true heart of the home, perfectly designed for entertaining guests or enjoying family time. The space offers ample room for a dining table and benefits from internal access to the garage, which is equipped with power, water supply, fitted gloss base units, and space for a washing machine and dryer, while still comfortably accommodating a modern-sized car. The lounge area is bright and inviting, featuring patio doors that open onto the rear garden, allowing natural light to flood the space and creating the perfect setting for indoor-outdoor living during the warmer months. The kitchen is fitted with stylish grey gloss wall and base units, complemented by Quartz worktops that provide ample storage. Integrated appliances include a Neff oven, microwave, induction hob, fridge-freezer, and dishwasher. A modern touchscreen intercom system is also installed, allowing you to see visitors and connect to a 24/7 monitored Chubb helpline for added peace of mind. Completing the ground floor is a convenient downstairs WC, ideal for guests.

Off to Bed...

To the first floor, there are three well-proportioned bedrooms, including a spacious master bedroom with ensuite, along with a contemporary three-piece family bathroom. The master bedroom is a generous double, benefiting from fitted wardrobes and a large front-facing window that fills the room with natural light. It also features a useful storage cupboard and a stylish fully tiled ensuite, comprising a vanity basin, WC, chrome heated towel rail, LED mirror and a large walk-in shower with both overhead and handheld shower heads. External controls add a thoughtful touch, allowing the shower to warm up before stepping in. Bedrooms two and three are both excellent-sized doubles, enjoying peaceful views over the surrounding

countryside. Bedroom two also provides access to the loft, which has been fitted with lighting by the current owners, and benefits from Jack and Jill access to the bathroom. The main bathroom is fully tiled in neutral tones and comprises a vanity basin, LED mirror, WC and a bath with overhead shower and external controls, and a chrome heated towel rail.

Outside...

To the rear of the property, you will find a peaceful and private garden retreat. A flagged patio area provides the perfect space for outdoor seating and al fresco dining during the warmer summer months. While a further AstroTurf lawn offers additional room for entertaining or relaxing, bordered by space for gardening. A side gate provides convenient access to the bin store and continues around to the front of the property and the driveway which benefits from an EV charger.

The Location...

This innovative concept at The Sanctuary offers bespoke mature living for active adults over the age of 55, plus the option to access the wide range of facilities at the Last Drop Village Hotel and Spa, including a swimming pool, hydrotherapy pool, gym, sauna, steam room & spa - all you need to enjoy life at its very best. Situated in 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. Turton Golf Course is in close proximity. The village is increasingly popular with its own shops, cafes, The Last Drop Leisure Complex, 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. The exceptional build quality you've come to expect from Jones Homes means that not only will this stunning new home look great but will offer all the comfort and security you need. High specification, low maintenance homes with your lifestyle, security and independence in mind makes Sanctuary Last Drop Village a very special place to call home. We highly recommend booking a viewing to truly appreciate the comfort and quality that this property has to offer. It is an enviable residence; an ideal choice for someone looking for a tasteful blend of modern living coupled with a sense of community and security.

£350,000

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



- Beautifully Presented Semi-Detached Home
- Over 55's Development
- Intercom System
- Spacious Open Plan Kitchen-Lounge-Diner
- Modern Kitchen With NEFF Appliances
- Downstairs WC
- Three Generously-Sized Bedrooms
- Two Bathrooms
- Driveway And Garage
- Rear Garden

7 Sanctuary Mews, Bromley Cross, Bolton, BL7 9GD

Welcome to 7 Sanctuary Mews... William Thomas are pleased to present this beautifully presented, newly built semi-detached home, located in the desirable Sanctuary Mews over 55's development. This exclusive property is part of a secure, electric gated development that benefits from a comprehensive CCTV system, ensuring residents' peace of mind and security. Comprising of an open plan kitchen-diner-lounge, downstairs WC, three well-proportioned bedrooms; each of immense comfort and luxury, two beautifully finished bathrooms adorned with modern fixtures and fittings, a garage and driveway and a tranquil rear garden. It is built to a remarkably high specification throughout, promising durability and longevity and has a 10 year build warranty until 2031 to give extra peace of mind.

Step Inside...

After parking on the block-paved driveway, step into the welcoming entrance hallway and continue through to the impressive open-plan kitchen, dining, and living area—the true heart of the home, perfectly designed for entertaining guests or enjoying family time. The space offers ample room for a dining table and benefits from internal access to the garage, which is equipped with power, water supply, fitted gloss base units, and space for a washing machine and dryer, while still comfortably accommodating a modern-sized car. The lounge area is bright and inviting, featuring patio doors that open onto the rear garden, allowing natural light to flood the space and creating the perfect setting for indoor-outdoor living during the warmer months. The kitchen is fitted with stylish grey gloss wall and base units, complemented by Quartz worktops that provide ample storage. Integrated appliances include a Neff oven, microwave, induction hob, fridge-freezer, and dishwasher. A modern touchscreen intercom system is also installed, allowing you to see visitors and connect to a 24/7 monitored Chubb helpline for added peace of mind. Completing the ground floor is a convenient downstairs WC, ideal for guests.

Off to Bed...

To the first floor, there are three well-proportioned bedrooms, including a spacious master bedroom with ensuite, along with a contemporary three-piece family bathroom. The master bedroom is a generous double, benefiting from fitted wardrobes and a large front-facing window that fills the room with natural

light. It also features a useful storage cupboard and a stylish fully tiled ensuite, comprising a vanity basin, WC, chrome heated towel rail, LED mirror and a large walk-in shower with both overhead and handheld shower heads. External controls add a thoughtful touch, allowing the shower to warm up before stepping in. Bedrooms two and three are both excellent-sized doubles, enjoying peaceful views over the surrounding countryside. Bedroom two also provides access to the loft, which has been fitted with lighting by the current owners, and benefits from Jack and Jill access to the bathroom. The main bathroom is fully tiled in neutral tones and comprises a vanity basin, LED mirror, WC and a bath with overhead shower and external controls, and a chrome heated towel rail.

Outside...

To the rear of the property, you will find a peaceful and private garden retreat. A flagged patio area provides the perfect space for outdoor seating and al fresco dining during the warmer summer months. While a further AstroTurf lawn offers additional room for entertaining or relaxing, bordered by space for gardening. A side gate provides convenient access to the bin store and continues around to the front of the property and the driveway which benefits from an EV charger.

The Location...

This innovative concept at The Sanctuary offers bespoke mature living for active adults over the age of 55, plus the option to access the wide range of facilities at the Last Drop Village Hotel and Spa, including a swimming pool, hydrotherapy pool, gym, sauna, steam room & spa - all you need to enjoy life at its very best. Situated in 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. Turton Golf Course is in close proximity. The village is increasingly popular with its own shops, cafes, The Last Drop Leisure Complex, 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. The exceptional build quality you've come to expect from Jones Homes means that not only will this stunning new home look great but will offer all the comfort and security you need. High specification, low maintenance homes with your lifestyle, security and independence in mind makes Sanctuary Last Drop Village a very special place to call home. We highly recommend booking a viewing to truly appreciate the comfort and quality that this property has to offer. It is an enviable residence; an ideal choice for someone looking for a tasteful blend of modern living coupled with a sense of community and security.

£350,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton

Front Elevations



Entrance hallway



Open Plan Kitchen-Diner-Lounge





Open Plan Kitchen-Diner-Lounge



Kitchen



Feature Photos



Garage / Utility



Downstairs WC



First Floor Landing



Master Bedroom



Ensuite



Bedroom Two



Bedroom Three



Three-Piece Bathroom



Rear Garden



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