



WILLIAM THOMAS
ESTATE AGENTS

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DRAFT

PLEASE CONFIRM THAT ALL THE DETAILS ARE CORRECT TO THE BEST OF YOUR KNOWLEDGE.

PRINT NAME _____

SIGNED _____

DATED _____

197 Cox Green Road, Egerton, Bolton, BL7 9UZ

Set on one of the most desirable roads in North Bolton with open countryside literally on your doorstep, boasting picturesque views looking over open fields and the West Pennine Moors, just a hop skip and jump to the bridle paths leading to Turton Golf Course & Turton Tower for tranquil walks and outdoor pursuits...there is no upward chain with this one either...

Step inside...

Into your entrance vestibule where you can kick off your shoes and take off your coats, stairs in your hallway lead to the first floor but first let's take a look downstairs. The first room to discover is your lounge with a fireplace taking centre stage, this will keep the room cosy and warm. A lovely bay window to the front takes advantage of the most wonderful views over open countryside. Double doors to the back of the lounge lead to the dining room. A sliding patio door leads through to your conservatory which enjoys pleasant views towards Winter Hill and double doors give access out to the rear garden. Back to the dining room where you can access the kitchen, this room can also be accessed via the entrance hall. The kitchen is to the back of the property and connects you to the handy utility room, perfect to wipe down the dogs after their countryside walks, access to the large double garage is also from the utility room. Retrace your steps back through to the entrance hall passing the handy downstairs wc to climb the stairs to your first floor.

The first floor connects you to four bedrooms and your family bathroom. All the bedrooms provide fantastic views which must be seen! The family bathroom is fully tiled and includes a bath, toilet and sink unit.

The property has scope to extend as other similar neighboring properties have already done so. (subject to necessary planning permission and building regulations)

Step Outside...

Into the generous sized rear garden, you are instantly greeted by a flagged patio area, perfect to position your garden furniture to sit and relax and enjoy those fantastic views. To the front is a lawned garden and a block paved driveway leading to the double garage.

Out & About...

Egerton Village, is an extremely popular location and it's easy to see why, with its stunning countryside, and fabulous walks in addition to all of the activities in the village. Egerton Park is in the centre which hosts an array of activities with Egerton and Walmsley Primary Schools close by. The village even has its own Cricket green as well as pubs, restaurants, shops and Bromley Cross Rail Station within walking distance. All of this makes Egerton, quite deservedly, in such high demand.

£495,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



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- Fabulous Detached House
- Highly Desirable Location of Egerton
- Looking Over Open Countryside to The Front & Winter Hill Views to The Rear
- Lounge/Dining Room
- Conservatory
- Kitchen/Utility Room
- Downstairs Wc
- 4 Bedrooms All With Fantastic Views
- Family Bathroom
- Double Garage/Gardens/Driveway

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Entrance Vestibule



Entrance Hallway



Lounge





Dining Room



Conservatory



Kitchen





Utility Room



Downstairs Wc



First Floor

Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4



3 Piece Shower Room



Outside





Views



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