

## **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.

### **925 Blackburn Road, Sharples, Bolton, BL1 7LR**

**Welcome to 925 Blackburn Road...**Occupying a highly desirable position and plot size this property offers potential to further develop to create additional living accommodation if desired, subject to necessary planning permission and building regs, as neighbouring properties have already done so. Briefly comprising of an entrance hallway, lounge, dining room, conservatory, kitchen, four bedrooms and two bathrooms. Externally, there is an impressive wrap around garden, garage and a secure gated driveway.

#### **Step inside...**

Step into the welcoming entrance hallway, to your left you will find the bright and spacious lounge, featuring a large front-facing window that fills the room with natural light, along with a fireplace with an electric fire. Double doors open through to the dining room, which can also be accessed directly from the hallway, offering ample space for a family dining table and entertaining. The kitchen is conveniently positioned just off the dining room and is fitted with a range of wooden wall and base units. Integrated appliances include an oven, gas hob, extractor hood and a stainless steel sink, while there is additional space for a dishwasher and fridge freezer. Both the kitchen and dining room provide access to the light-filled conservatory. This versatile space offers an excellent additional reception area, ideal for relaxing with a morning coffee while enjoying views over the rear garden.

Returning to the entrance hallway, you will find two well-proportioned double bedrooms. The first bedroom enjoys views over the front garden and benefits from fitted bedroom furniture, while the second bedroom also offers generous space and fitted wardrobes. Completing the ground floor is a three-piece, part-tiled bathroom, fitted with a vanity wash basin, WC and bath.

#### **Bedtime & Baths...**

To the first floor are two further bedrooms and three-piece shower room. Bedroom three is a spacious double featuring fitted wardrobes and bedroom four benefits from eaves storage. The three-piece shower room comprises of a wash basin, WC, an enclosed shower and extra eaves space.

#### **Step Outside...**

The impressive wrap around garden offers ample space for hosting and relaxing, with a large lawn and

areas for your outdoor furniture. To the front the driveway is gated and provides parking for several vehicles, as well as a garage that is complete with an up and overhead door.

**The Location...**

The property benefits from being close to a huge variety of amenities. From retail parks and supermarkets, to pubs, restaurants, sporting facilities and great schools, you have it all within a five-minute drive! And for those commuting, the A666 provides easy access to the motorway, while Bromley Cross Train Station is within walking distance.

**£550,000**

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

454 Darwen Road Bromley Cross Bolton



- Impressive Detached Dormer Bungalow
- Occupying A Desirable Plot With Space To Extend
- Lounge
- Dining Room
- Conservatory
- Kitchen
- Four Bedrooms
- Two Bathrooms
- Wrap Around Gardens
- Close To All Local Amenities

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**Front Elevations**



**Entrance Hallway**



Lounge



Dining Room



Kitchen





**Conservatory**



**Bedroom One**



**Bedroom Two**



**Three-Piece Bathroom**



**Bedroom Three**



**Bedroom Four**



**Shower Room**



**Gardens**





### Aerial Photo



### Agents Notes

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