

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.

240 Blackburn Road, Bromley Cross, Bolton, BL7 9SR

Welcome To 240 Blackburn Road...A characterful mid-stone cottage, briefly comprising of a lounge, kitchen-diner, two double bedrooms, three-piece bathroom and a rear courtyard. Set in Egerton this property is within close walking distance of all local amenities including restaurants, cafés, as well as woodland and moorland. Ideally located for access to excellent school provisions, as well as transport links.

Step Inside...

Step through the entrance vestibule, an ideal space to kick off shoes and hang coats, before entering the spacious lounge. This inviting room features a charming stone fireplace with a log burner and wooden ceiling beams, creating a cosy living space. Positioned to the rear, the kitchen-diner provides ample space a dining table. Integrated appliances include an electric hob, oven and an extractor hood, as well as space for fridge freezer, washing machine and tumble dryer. an under-counter fridge and freezer.

Up to Bed...

To the first floor there are two well-proportioned bedrooms and a stylish three-piece bathroom. The master bedroom is a generous double to the front of the home, while bedroom two is also a spacious room, positioned to the rear of the home, offering flexibility. The three-piece bathroom is part-tiled and comprises a wash basin, WC, heated towel rail and a bath with overhead and hand held shower heads.

Step Outside...

Into the rear courtyard, a lower patio and tiered decked area provide space for your outdoor furniture, to enjoy during the warmer summer months. For added convenience there is a shed for extra storage and a gate that gives access to the front of the home.

Out & About...

Situated on Blackburn Rd in a vibrant part of Egerton, a fabulous setting for those who love to spend their spare time in the countryside as you have footpaths close by to link up with amazing walks. Peacefully set on the edge of Egerton Village, pay a visit to one of the selection of pubs and restaurants such as The Cross Guns, Bistro 341, Cibo, and Ciao Baby for classic Italian cuisine. For breakfast, brunch and lunch, explore the menus of local cafes such as Bakers...within walking distance. Egerton Park has a

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playground for children and don't forget the cricket club which is outside your back door! Turton Golf Club is also nearby for those wishing to work on their drive.

£200,000

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



**WILLIAM
THOMAS**
SALES & LETTINGS

www.williamthomasestates.co.uk

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info@wtestates.co.uk



- Mid-Stone Cottage
- Lounge
- Kitchen-Diner
- Two Double Bedrooms
- Three-Piece Bathroom
- Rear Courtyard
- Close To All Local Amenities

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External Elevations



Lounge



Kitchen-Diner



Landing



Master Bedroom



Bedroom Two



Three-Piece Bathroom





Rear Courtyard



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