



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 _____

4 Saxby Avenue, Bromley Cross, Bolton, BL7 9NX

Welcome to 4 Saxby Avenue...A spectacular detached family home, extended and modernised throughout by the current owners to offer versatile spaces perfectly designed for modern family life. Internally, there are two spacious lounges, open-plan kitchen-diner-lounge with bi-fold doors to the garden, guest W.C. and utility. Upstairs, you'll find four well-sized bedrooms, including master with en-suite, and the family bathroom. The south-facing rear garden has been landscaped to create the perfect area for hosting lazy family weekends or impressive garden parties, with a bespoke outdoor kitchen including dual fitted barbeques and wood-fired pizza oven. Viewing is a must - but be quick!

A Closer Look...

Pull onto the double driveway and step through the attractive sage green composite door into a bright and welcoming entrance hall, where Amtico wood-effect flooring flows underfoot. To the left, the spacious dual-aspect lounge is a warm and inviting space, with a stunning slate-tiled fireplace housing a gas 'log-burner' – perfect for cosy evenings with family. From here, enjoy seamless access to the heart of the home via the orangery or return through the hallway into the impressive kitchen-diner.

Designed with entertaining in mind, the kitchen boasts a stylish mix of modern grey and wood-effect units topped with luxurious quartz worktops. Integrated appliances include two Bosch ovens, a 4-ring induction hob, 2-ring gas hob, extractor hood, dishwasher and a wine fridge – a dream for keen cooks! A large central island offers extra storage and breakfast bar seating for casual dining or entertaining guests. There's ample room for a family dining table, and an open archway leads into the orangery – a serene spot for morning coffee or evening relaxation. With bi-fold doors opening out to the garden, remote-controlled Velux windows overhead, and underfloor heating, it's a space you'll enjoy all year round.

Tucked behind the kitchen, the utility room features matching cabinetry and practical provisions for a fridge-freezer, washing machine and tumble dryer, with a door to the side of the home for added convenience.

Back along the hall, a versatile second reception room offers plenty of space for use as a cinema room, home gym, or even a ground floor bedroom – ideal for a teenager or guest. It enjoys dual aspect windows and sleek LVT flooring. A guest W.C. next door adds further practicality, with a vanity basin and chrome heated towel rail.

Off to Bed...

Follow the newly carpeted staircase to the first floor, where four double bedrooms and a stylish family bathroom await. The master bedroom is a true sanctuary – sleek, serene, and designed for comfort, with contemporary fitted wardrobes offering ample storage. The en-suite is finished with part-tiled elevations in soft tones and features a walk-in shower, W.C., vanity basin, and chrome heated towel rail for a touch of luxury. Bedroom two is another generous double, complete with fitted wardrobes and peaceful views over the rear garden. The third bedroom is equally spacious, with a lovely bay window and newly laid plush grey carpet adding a cosy feel. Bedroom four, currently used as a spacious home office, is a versatile room that could also serve as a nursery, dressing room or guest bedroom, and includes built-in wardrobes for added practicality. Completing the upstairs, the family bathroom features crisp white metro-style tiles with a subtle patterned finish, a panelled bath with overhead shower and screen, vanity basin, W.C., and chrome heated towel rail – creating a fresh, functional space for the whole family.

Outside Oasis...

Step out of the bi-fold doors and into a beautifully landscaped, south-facing garden – a true outdoor oasis, perfect for both relaxing and entertaining. A smart wooden decked terrace offers the ideal sunbathing spot for those warm summer afternoons, while steps lead down to a manicured lawn bordered by feature rockery planting, adding colour and charm.

The real showstopper, though, is the bespoke outdoor kitchen. Set on elegant porcelain tiles, this space is expertly designed for entertaining, complete with two integrated Beef Eater gas barbecues, a gas hob, under-counter fridge, and breakfast bar seating for your guests to gather around. To the side, a wood-fired pizza oven adds a touch of rustic flair – perfect for al fresco dining with a difference.

From here, steps lead up through a secure pedestrian gate to the side of the home, where you'll find a handy utility/storage space with plumbing and electric supply – ideal for keeping everything neat and out of sight.

The Location...

Situated on Saxby Avenue, 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. The village is increasingly popular with its own shops, cafes, 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.

£525,000

www.williamthomasstates.co.uk

454 Darwen Road Bromley Cross Bolton



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- Stunning Extended and Renovated Detached Family Home
- Beautifully Presented Throughout
- Spacious Lounge / Orangery / Cinema Room
- Modern Kitchen-Diner / Utility
- Bi-Fold Doors To Garden
- Four Double Bedrooms / Master with En-Suite
- 3-Piece Family Bathroom
- Impressive Landscaped Rear Garden with Bespoke Outdoor Kitchen
- Ideal Location for Families - Close to Schools & Amenities

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