

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.

22 Windsor Road, Bromley Cross, Bolton, BL7 9LH

Welcome to 22 Windsor Road...A beautifully presented town house located in the heart of Bromley Cross, close to all local amenities and within walking distance of schools, shops, library, restaurants and the train station. Briefly comprising a lounge, kitchen-diner, two spacious bedrooms, three piece family bathroom and both front and rear gardens. This home offers a great opportunity for first time buyers and is ready to move in, unpack and enjoy.

A Closer Look...

Step through the front door into the welcoming entrance hallway, benefitting from fitted cupboards. The first room to discover is the spacious lounge with a large rear window viewing over the garden and allowing for ample natural light. The kitchen-diner provides space for a dining table and provides access to the rear garden. The kitchen is fitted with wooden wall and base units and integrated appliances include an electric hob, extractor, oven and a dishwasher. There is also space for a washing machine, tumble dryer and a large fridge freezer.

Up to Bed...

Upstairs, you will find two bedrooms and the three-piece family bathroom, as well as a storage cupboard on the landing and access to the boarded loft. The master bedroom is a great size with fitted furniture and the second bedroom is also a double benefitting from built-in wardrobes. The family bathroom comprises a bath with both overhead and handheld shower fittings, WC, pedestal basin and a heated towel rail.

Outside...

The rear of the property offers an Indian stone patio area, perfect for your furniture, alongside a spacious lawn and ample space for gardening. An outdoor brick building provides storage and a secure side gate leads to the front of the property, where there is a well-maintained front lawn.

The Location...

Situated just off Darwen Road in Bromley Cross, in a convenient location if you need to be within walking distance of the train station taking you straight to Manchester city centre. The village has lots to offer including shops, cafes, restaurants and bars as well as doctors, dentist, optician, library and much much

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more. When you want to get out for tranquil walks you have the fabulous countryside on your doorstep including The Jumbles Country park. Bromley Cross has a choice of excellent schools close by including Eagley Primary and Turton High School just a short distance away.

£200,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



**WILLIAM
THOMAS**
SALES & LETTINGS

www.williamthomasestates.co.uk

01204 590130

info@wtestates.co.uk



- Well-Presented Town House
- Lounge
- Kitchen-Diner
- Two Bedrooms
- Modern Three-Piece Bathroom
- Front And Rear Gardens
- Close To All Local Amenities

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External Elevations



Entrance Hallway



Lounge



Kitchen-Diner





Landing



Master Bedroom



Bedroom Two



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