

## **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.

### **5 Conningsby Close, Bromley Cross, Bolton, BL7 9NY**

#### **Welcome to 5 Conningsby Close...**

An attractive three bedroom detached property situated on a modern, sought after development in Bromley Cross. Briefly comprising of three reception rooms, kitchen, utility room, downstairs WC, three well-proportioned bedrooms and two modern fitted bathrooms. Externally, the property benefits from both front and rear gardens, a garage and a driveway for convenient parking. Immaculately presented throughout the property is just waiting for the next owners to just unpack and start making memories in their new home!

#### **Step Inside...**

After parking on the driveway, enter through the front door into a welcoming entrance hallway. To the left, you'll find a spacious lounge featuring a charming bay window and an electric fire, creating a warm and cosy atmosphere. An open archway leads seamlessly into a second reception area, ideal as either a dining room or additional sitting space, offering ample room for a table and furnishings. Double doors open into the versatile conservatory, a bright and airy space suitable for a range of uses. The conservatory benefits from patio doors leading out to the rear garden, as well as an insulated roof, bringing comfort throughout the seasons—cooler in summer and warmer in winter. Returning through the sitting room, you'll find the well-appointed kitchen, fitted with cream gloss wall and base units. Integrated appliances include a Cookmaster range cooker and hob, extractor hood, and a matt black double sink. The utility room is positioned just off the kitchen and provides additional storage with matching wall and base units, a handy storage cupboard, and space for a washing machine, tumble dryer, and dishwasher. A side door also gives access to the rear garden and a downstairs WC is located right of the entrance hallway, convenient for guests.

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

The landing provides access to three well-proportioned bedrooms and a modern three-piece family bathroom. The spacious master bedroom features a bay window overlooking the front of the property, a useful storage cupboard, and a private ensuite comprising a wash basin, WC, and enclosed shower. Bedroom two is a generously sized double room positioned to the rear and benefits from fitted furniture, while bedroom three is a good-sized single room, also with fitted furniture—ideal as a child's bedroom, home office, or dressing room. The family bathroom is finished in neutral tones with full tiling and includes a wash basin, WC, chrome heated towel rail, and a bath with an overhead shower.

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

The rear garden offers a generous outdoor space, ideal for families, with a well-maintained lawn perfect for children to play and patio areas for outdoor seating and entertaining during the warmer months. The garden is complemented by ample space for planting and gardening, along with the convenience of an external water tap. Gated side access leads to the front of the property, which features a lawned area, a driveway providing off-street parking, and a garage equipped with lighting and power.

### **The Location...**

Situated on Conningsby Close, 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. Turton Golf Course is in close proximity perfect for any golf enthusiasts.

**£370,000**

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

454 Darwen Road Bromley Cross Bolton



- Detached Family Home
- Three Reception Rooms
- Kitchen
- Utility Room And Downstairs WC
- Three Well-Proportioned Bedrooms
- Three-Piece Family Bathroom
- Front And Rear Gardens
- Driveway And Garage
- Close To All Local Amenities

## 5 Conningsby Close, Bromley Cross, Bolton, BL7 9NY

### Welcome to 5 Conningsby Close...

An attractive three bedroom detached property situated on a modern, sought after development in Bromley Cross. Briefly comprising of three reception rooms, kitchen, utility room, downstairs WC, three well-proportioned bedrooms and two modern fitted bathrooms. Externally, the property benefits from both front and rear gardens, a garage and a driveway for convenient parking. Immaculately presented throughout the property is just waiting for the next owners to just unpack and start making memories in their new home!

### Step Inside...

After parking on the driveway, enter through the front door into a welcoming entrance hallway. To the left, you'll find a spacious lounge featuring a charming bay window and an electric fire, creating a warm and cosy atmosphere. An open archway leads seamlessly into a second reception area, ideal as either a dining room or additional sitting space, offering ample room for a table and furnishings. Double doors open into the versatile conservatory, a bright and airy space suitable for a range of uses. The conservatory benefits from patio doors leading out to the rear garden, as well as an insulated roof, bringing comfort throughout the seasons—cooler in summer and warmer in winter. Returning through the sitting room, you'll find the well-appointed kitchen, fitted with cream gloss wall and base units. Integrated appliances include a Cookmaster range cooker and hob, extractor hood, and a matt black double sink. The utility room is positioned just off the kitchen and provides additional storage with matching wall and base units, a handy storage cupboard, and space for a washing machine, tumble dryer, and dishwasher. A side door also gives access to the rear garden and a downstairs WC is located right of the entrance hallway, convenient for guests.

### Bedtime & Baths...

The landing provides access to three well-proportioned bedrooms and a modern three-piece family bathroom. The spacious master bedroom features a bay window overlooking the front of the property, a useful storage cupboard, and a private ensuite comprising a wash basin, WC, and enclosed shower. Bedroom two is a generously sized double room positioned to the rear and benefits from fitted

furniture, while bedroom three is a good-sized single room, also with fitted furniture—ideal as a child’s bedroom, home office, or dressing room. The family bathroom is finished in neutral tones with full tiling and includes a wash basin, WC, chrome heated towel rail, and a bath with an overhead shower.

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

The rear garden offers a generous outdoor space, ideal for families, with a well-maintained lawn perfect for children to play and patio areas for outdoor seating and entertaining during the warmer months. The garden is complemented by ample space for planting and gardening, along with the convenience of an external water tap. Gated side access leads to the front of the property, which features a lawned area, a driveway providing off-street parking, and a garage equipped with lighting and power.

### **The Location...**

Situated on Conningsby Close, 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. Turton Golf Course is in close proximity perfect for any golf enthusiasts.

**£370,000**

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

454 Darwen Road Bromley Cross Bolton

Front Elevations



Entrance Hallway



Lounge





**Sitting Room**



**Conservatory**



**Kitchen**





**Utility Room**



**Downstairs WC**



**First Floor Landing**



**Master Bedroom**



**Ensuite**



**Bedroom Two**



**Bedroom Three**



**Family Bathroom**



Rear Garden

