

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.

9 Bramley Road, Bolton, BL1 7RN

The Property...

An absolutely stunning and extensively extended detached family home. It occupies one of the largest plots on the development with a large professional landscaped garden to the rear. Finished to an extremely high specification throughout. Simply unload all of your furniture and this house will be your home, you're sure to feel settled and comfy immediately! The property boasts an open plan kitchen-diner-family room, lounge, utility room, downstairs WC, four piece family bathroom and three large double bedrooms, with provisions that have been made for the dressing room of the master bedroom to be easily converted into a forth bedroom if desired. Externally, there are both front and rear gardens alongside a driveway and a garage.

A Closer Look...

As you step into the welcoming entrance hallway, you will immediately appreciate the high-quality finish throughout this beautifully renovated home. Double glass doors open into the impressive open-plan kitchen-diner-family room, a fantastic space to host family and friends. Offering ample space for lounge and dining furniture, the room is flooded with natural light and benefits from Velux windows and bi-folding doors that open onto the rear garden. The stylish kitchen is fitted with off-white wall and base units, complemented by Quartz worktops and a central island with a breakfast bar. Integrated appliances include a dishwasher, extractor hood and Rangemaster range cooker, with additional space for a fridge freezer. Positioned just off the hallway, the utility room provides further wall and base units, along with space for a washing machine and tumble dryer. The separate lounge is a spacious reception room featuring a stylish media wall with an electric fire, creating a cosy setting for relaxing evenings. Completing the ground floor is a convenient WC, ideal for guests.

Bedtime and Baths...

Continue up the elegant staircase and upstairs you will discover three well-sized bedrooms and a four-piece family bathroom. The master bedroom is a generous double positioned to the rear of the home and benefits from a walk-in wardrobe, that also has provisions to be converted into a fourth bedroom. Bedroom two and three are both spacious doubles with bedroom two located to the front of the home. The four-piece family bathroom is fully tiled and comprises of a vanity basin, WC with enclosed cistern, bath and a walk-in shower with both handheld and overhead fittings.

Outside...

This impressive property is situated on one of the largest plots on the development and boasts a large rear garden. The extensive lawn provides ample space for children to play, alongside plenty of room for gardening. A stylish porcelain-tiled patio area offers the perfect setting for outdoor furniture, ideal for relaxing and entertaining during the warmer months. To the front of the property, there is a further lawn, alongside a driveway providing off-street parking and a garage. The garage benefits from lighting, electricity and an up-and-over door, offering a practical and versatile space for storage or parking.

The Location...

Located just off Thornham Drive on a popular residential estate in Sharples, within walking distance of The Oaks Primary School and Sharples High School, as well as local shops, restaurants and pubs. Popular transport links are easily accessible via car, train and bus, with direct routes from Hall i' th' Wood railway station to Bolton, Manchester, Salford and Blackburn. Eagley Nature Reserve is only a few minutes' walk away for some peaceful walks with the kids and dogs, and there are plenty of playing fields near by for summer picnics!

£500,000

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



- Extensively Extended Family Home
- Open Plan Kitchen-Lounge-Diner
- Lounge
- Utility Room And Downstairs WC
- Three Bedrooms, The Master With A Walk-In Wardrobe With Potential To Be A Fourth Bedroom
- Four-Piece Family Bathroom
- Front And Rear Gardens
- Driveway And Garage
- Recently Renovated
- Close To All Local Amenities

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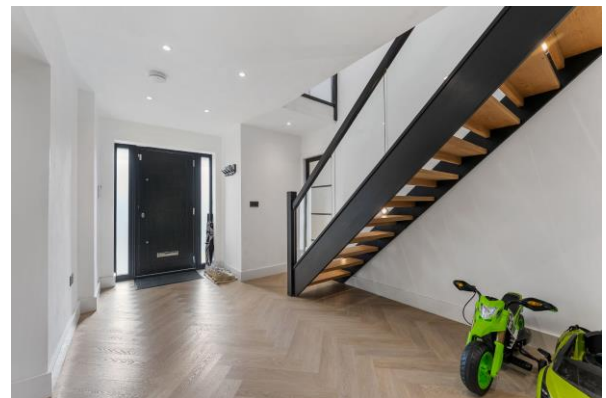
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External Elevations



Entrance Hall



Open Plan Kitchen-Lounge-Diner



Open Plan Kitchen-Lounge-Diner





Utility Room



Lounge



Downstairs WC



First Floor Landing



Master Bedroom



Walk-In Wardrobe



Bedroom Two



Bedroom Three



Four-Piece Family Bathroom



Rear Garden





Agents Notes

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