



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 _____

3b Hardcastle Gardens, Bolton, BL2 4NZ

Welcome To Hardcastle Gardens... Standing proudly in the midst of the prestigious Bradshaw Hall development and backing onto Jumbles Country Park, this attractive stone building is home to eighteen luxury apartments arranged over three floors.

This is no ordinary apartment complex; here, every detail is catered for and tended to, inside and out. As you look a little closer you will note how well kept the building is. The stone arches at ground floor neatly conceal the underground parking, bin store, gardening equipment and the meters keeping the overall facade neat and tidy. Just past the main building, there is a private car park for additional cars and visitors. The secure foyer is controlled by video entry from within each apartment. Once inside, you can take the lift or stairs to each floor where the communal areas are stylishly furnished and immaculately clean. You even have a secure storage room on each floor for luggage and golf clubs! The residents own the management company which is extremely well run and for the monthly service charge of £145p/m covers aspects such as insurance of the building, maintenance of the gardens and communal areas to an exceptionally high standard.

The Apartment...

Apartment 3B is located on the top floor, providing it with fantastic elevated views of the surrounding countryside. As you enter the spacious hall, you'll notice the space and light in this apartment, creating a tranquil atmosphere. Storage is often challenging with apartment living, but not here! A large closet to your left offers plenty of space to keep the hallway tidy, and an open archway leads through into the open-plan lounge-diner. Flooded with natural light thanks to the dual aspect including a Juliet balcony to let in a gentle summer breeze during warmer months, this room is flexible and offers ample space for your furniture and dining table. A feature electric fire sits within a contemporary fireplace to add a cosy focal point. The breakfast kitchen next door has white fitted base and wall units, with integrated Bosch oven, grill, 4-ring gas hob with extractor, dishwasher, fridge-freezer and washing machine. A breakfast bar sits to the side of the room for convenience if you're having a quick snack or coffee while you read the morning paper.

Off to Bed...

The master bedroom is a comfortable double size with fitted furniture and a remote-controlled ceiling fan, as well as a large window framing the peaceful leafy views. A part-tiled en-suite bathroom offers a walk-in rainfall shower, vanity basin, W.C. and chrome heated towel rail. Bedroom two is also a double size with fitted wardrobes, but would function equally well as a dedicated home study, dressing room or second snug lounge as desired. Completing the accommodation, a spacious shower room offers a large walk-in shower, vanity basin, W.C. and chrome heated towel rail.

The Location...

Hardcastle Gardens is set on the desirable Bradshaw Hall development, surrounded by countryside offering a semi-rural lifestyle, while remaining close to local amenities. The Kingfisher Trail and Jumbles Country Park are on your doorstep, perfect for outdoor pursuits or a stroll through the woodland. Bromley Cross is less than 10 minutes drive away, offering easy links to the train station, as well as the A666 motorway link, while Bradshaw and Harwood are just down the road, offering lots of independent shops, restaurants and bars as well as local supermarkets.

£0.00

www.williamthomasestates.co.uk
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- Fantastic Top Floor Penthouse Apartment
- Amazing Views from Elevated Position
- No Onward Chain
- Spacious Lounge Open To Dining Room
- Breakfast Kitchen
- Two Double Bedrooms | Master with En-Suite
- 3-Piece Shower Room
- Well-Maintained Communal Areas | Lift Access | Allocated Parking
- Direct Access to Jumbles Country Park & Close to Local Amenities

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External Elevations



Entrance Foyer



Fourth Floor Lobby & Hallway



Entrance Hall



Lounge



Lounge



Breakfast Kitchen



Master Bedroom & En-Suite





Bedroom Two



Shower Room



Additional External Photos



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