



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 _____

586 Darwen Road, Egerton, Bolton, BL7 9RY

Welcome to 586 Darwen Road...A mature semi-detached family home, set back from Darwen Road and enjoying leafy views to the front of the property. Offering a great opportunity to modernise throughout and put your own stamp on a spacious family home, the property briefly comprises of entrance hall, lounge, kitchen-diner, downstairs W.C., cellar, three bedrooms, family bathroom and separate W.C. Viewing is highly recommended to appreciate the potential of this fantastic home.

A Closer Look...

Walk through the beautiful front garden and step through the front door into the entrance hall, which connects you to all the rooms on the ground floor. To your left is the spacious lounge, with a bay window looking over the front garden and woodland across the road. You can access the kitchen-diner either through the lounge, or back through the hallway, creating a nice flow to the home. The kitchen has a range of white fitted base and wall units with plumbing for appliances, and plenty of space for a dining table in front of a large picture window to the rear. There's also a door leading to the back garden - ideal for bringing the shopping in and eating outside during the summer months! Completing the ground floor is a downstairs W.C. with a pedestal wash basin.

Upstairs...

On the first floor, you'll find three bedrooms, a family bathroom with separate W.C., as well as access to the loft via a hatch. The master bedroom sits to the front of the home, generously sized with a large window looking over the peaceful leafy views. Bedrooms two and three are also good double sizes with ample space for beds and furniture. The family bathroom has part-tiled elevations, with a electric shower above the bathtub, pedestal wash basin and a linen closet. A separate W.C. can be found next door, offering flexibility for busy families.

Outside...

To the rear of the home is a well-sized south-east facing garden to enjoy the sunshine. A patio with large wooden shed sits just in front of a manicured lawn with mature flowerbeds. A secure pedestrian gate leads

to the rear lane, where off-road parking is available. A path leads around to the front garden, which has been landscaped to offer a charming tiered garden with lots of beautiful perennial plants for curb appeal. From the front of the home, there is external access to the cellar which spans the footprint of the home offering lots of additional storage or potential for development (subject to any necessary planning applications or building regulations).

The Location...

This property is set back from Darwen Road - ideally located for all the convenient amenities of Bromley Cross and Egerton. The village has lots to offer including shops, cafes, restaurants and bars as well as doctors, dentist, optician, library and much more. If you want to get your walking boots on, you're in easy access of spectacular countryside for a hike with the dog, or perhaps The Jumbles Country Park with the family. Bromley Cross has a choice of excellent schools close by including Eagley Primary, Canon Slade and Turton High School, all just a short stroll away.

£325,000

www.williamthomasestates.co.uk

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- Mature Semi-Detached Property
- Chain Free
- Lounge
- Kitchen-Diner
- Downstairs W.C.
- Cellar
- Three Bedrooms
- 3-Piece Bathroom | Separate W.C.
- Gardens to Front and Rear

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Front Elevation



Entrance Hall



Lounge





Kitchen-Diner



Downstairs W.C.



First Floor Landing



Master Bedroom



Bedroom Two



Bedroom Three



Bathroom



W.C.



Rear Garden



Front 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