



**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 \_\_\_\_\_

## **78 Hillside Avenue, Bromley Cross, Bolton, BL7 9NJ**

**Welcome to 78 Hillside Avenue...** Sit within the desirable and well-established development adjoining Chapelton Road, this absolutely stunning detached family home is waiting for its next owners to just unpack and start to enjoy. The current owners have extensively extended and updated the property throughout to an extremely high standard, creating the perfect home for busy modern family life. Briefly comprising of entrance hall, lounge, impressive open-plan kitchen-diner-family room, downstairs W.C., three double bedrooms, rear balcony, 3-piece bathroom and recently landscaped rear garden overlooking Jumbles Country Park. The driveway has just been resurfaced to provide secure off-road parking, and a garage with electric door provides additional storage. Bromley Cross train station is just a stone's throw away, and a wide range of village amenities are only a short stroll away.

### **A Closer Look...**

After parking up on the driveway, step through the modern composite front door into the entrance hall, which sets the calm and contemporary tone for the rest of the home. To your left is a cosy lounge, with plush carpets and a large picture window filling the room with natural light. Back along the hallway, large floor tiles in neutral tones guide you through to the impressive kitchen-diner-family space in the extension to the rear of the home – sure to wow your guests! Bi-fold doors span the width of the room, opening up to a wonderful rear terrace with fantastic views towards Jumbles Country Park. The kitchen has a range of soft cashmere base and wall units with integrated oven, grill, microwave, induction hob with extractor and dishwasher, as well as plumbing provisions for an American fridge-freezer. A sleek kitchen island offers additional storage, with breakfast bar seating to one side and an undermounted sink with instant hot water tap. To the other side of the space, a bespoke media wall sits ready for your television – the ideal spot to entertain the kids while you prepare dinner. Tucked just off the kitchen is a downstairs W.C., fully tiled in grey tones with a wall-hung basin and black heated towel rail, as well as a door to the side path and internal access to the garage.

### **Off to Bed...**

Climb the stylish oak and glass staircase to the first floor, where you'll find three well-sized bedrooms, the family bathroom and a large balcony to enjoy those spectacular views from. The master bedroom sits to the front of the home, with fitted wardrobes. Bedrooms two and three are both double sized, with large patio doors leading out to a shared composite balcony which offers stunning uninterrupted views of the open countryside and Jumbles Country Park. The family bathroom, fully tiled in warm neutrals, has a shower above the bathtub, W.C., pedestal wash basin and chrome heated towel rail. This property was also

previously granted planning permission to extend the dormer extensions to create a larger master bedroom and en-suite (planning reference: 12563/21) which has lapsed, but may be reapplied for if desired.

#### **Outside Oasis...**

Step out of the bi-fold doors from the kitchen onto the large Indian stone terrace – the perfect spot to dine al-fresco or enjoy an evening drink and admire the open countryside views. Steps lead down to a newly laid lawn for the children to enjoy safely playing, and a path leads around the side of the home, through a secure pedestrian gate to the driveway at the front. Recently laid with tarmac and decorative block-paving, the driveway provides off-road parking for 4+ cars, with one space having secure removable bollards installed for peace of mind. The garage has an electric door, and offers plenty of additional storage as well as plumbing provisions for additional appliances.

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

Situated just off Chapeltown Road on Hillside Avenue, 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, opticians and within walking distance to Turton High & Canon Slade School... 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.

**£550,000**

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- Extended Detached Family Home
- Beautifully Renovated Throughout
- Entrance Hall
- Lounge
- Impressive Kitchen-Diner-Family Space with Bi-Fold Doors to Terrace
- Downstairs W.C.
- Three Double Bedrooms - Two with Balcony & Fantastic Views towards Jumbles
- Spacious 3-Piece Family Bathroom
- Landscaped Rear Garden Overlooking Jumbles Country Park
- Highly Desirable and Peaceful Location - Close to Local Amenities

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## Front Elevation



## Entrance Hall





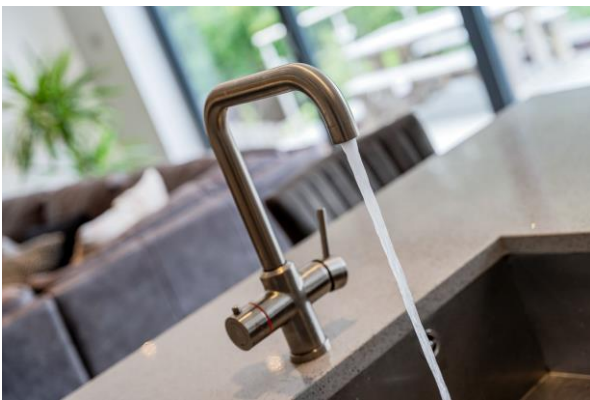
## Lounge



## Kitchen-Diner-Family Space



### Kitchen-Diner-Family Space Additional Pictures



### Terrace



### Downstairs W.C.



### First Floor



### Master Bedroom





### Bedroom Two With Balcony



### Bedroom Three With Balcony



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### Family Bathroom



### Rear Garden





### External Aerial Pictures



### Agents Notes

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