



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 _____

3 Kiln Brow, Bromley Cross, Bolton, BL7 9NR

Welcome to 3 Kiln Brow... Tucked away on a quiet and highly sought-after area of Bromley Cross, this extended three-bedroom detached bungalow occupies a corner plot with spacious internal accommodation and wraparound landscaped gardens. If you're looking for a property to modernise and put your own stamp on then this home is a great choice, offering scope to extend (subject to any necessary planning permissions). Briefly comprising of lounge, kitchen, dining room, three bedrooms and a modern shower room – viewing is highly recommended to appreciate the size and potential of this property!

A Closer Look...

After parking on the driveway or in the garage, step through the composite front door and into the entrance hallway. Straight ahead, the lounge is bright and airy, with large sliding patio doors leading to the rear garden and a feature gas fireplace. Back along the hallway, the kitchen has a range of modern white units with integrated Bosch oven, grill, 4-ring gas hob with extractor, fridge and washing machine. A composite door leads to the side path and garden for convenience. Across the hall, you'll find a dining room with handy in-built storage and a large window looking over the front garden. The hallway also offers access to the large loft via a pull-down ladder, which has been boarded and could offer opportunity to create a dormer conversion (subject to any necessary planning permissions and building regulations).

Beds & Bath...

The master bedroom is a great size, tucked just off the dining room in the extension to the side. Sleek fitted furniture offers plenty of storage for your belongings and a picture window frames views of the front garden. Bedroom two is also a great double size, and is located at the rear of the home. The third bedroom, currently used as a second reception/snug lounge, offers versatile space suitable for a single bedroom or home office as required. Completing the internal accommodation, there is a modern shower room with fully tiled elevations in contemporary marbled grey tones, a large walk-in shower, W.C., vanity basin and chrome heated towel rail.

The Gardens...

To the rear of the home is a beautifully landscaped south-west facing garden, where a flagged patio offers space for outdoor furniture to enjoy a morning coffee or summer BBQ. The lawn has mature flowerbeds throughout with well-established planting to add seasonal colour and interest, and a secure pedestrian gate leads around to the driveway, garage and front garden. The garage has an electric roller door, and ample space inside to park a vehicle alongside storage, with a block-paved driveway for 2 cars in front. Adding curb appeal, the front garden is well-maintained with manicured lawns and mature shrubs.

The Location...

Situated just off Chapeltown Road on Kiln Brow, 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 and 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.

£360,000

www.williamthomasestates.co.uk

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- Detached Bungalow
- Corner Plot
- Chain Free
- Lounge | Kitchen | Dining Room
- Three Bedrooms
- Modern Shower Room
- Beautiful Landscaped Gardens to Front and Rear
- Garage & Driveway
- Quiet Location - Close to Jumbles Country Park & Local Amenities

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External Elevations



Entrance Hallway



Lounge





Kitchen



Second Reception / Third Bedroom



Dining Room



Master Bedroom



Bedroom Two



Modern Shower Room



Garage

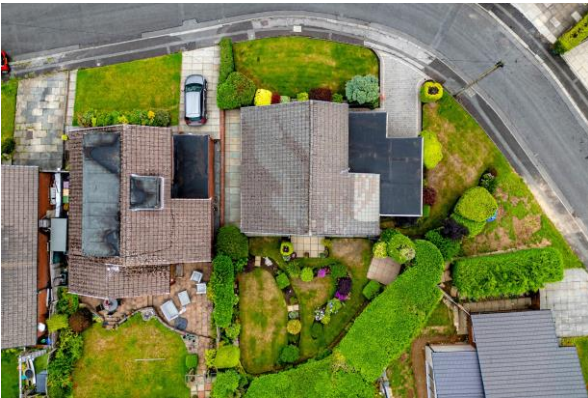


Rear Garden





Aerial Photos



Additional External Elevations



Agents Notes

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