



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 _____

23 Bluebell Close, Bolton, BL2 3PF

Welcome to Bluebell Close...

This beautiful and modern semi-detached family home is tucked away on a highly desirable new build development at Harwood. Presented in show house condition throughout and finished to an extremely high standard, this property briefly comprises of lounge, kitchen-diner, guest W.C., three bedrooms including master with en-suite, and 3-piece family bathroom. With an enclosed rear garden to enjoy summer days with the family, and a driveway to the front. This exclusive development is an ideal location for growing families looking for their high-spec forever home in a peaceful cul-de-sac - within easy walking distance of the centre of Harwood, filled with independent shops, restaurants and all local amenities.

Step inside...

Park up on the driveway and step through front door into the entrance hallway. Directly ahead is a stylish guest W.C. with basin for convenience, and to your left is the spacious lounge. A warm and bright space with plush grey carpets, there's ample space for your furniture and to enjoy cosy evenings in with the family. Continue through to the kitchen-diner, which has grey gloss base and wall units with integrated oven, grill, 4-ring gas hob with extractor, fridge-freezer and dishwasher - everything you need to cater for meals in a busy household! Space for your dining table sits in front of the patio doors, opening up to the rear garden for easy al-fresco dining during summer months.

Off to Bed...

Upstairs, you'll find three bedrooms including master with en-suite, the 3-piece family bathroom and access to the loft for additional storage. The master bedroom sits to the rear of the home with peaceful leafy views, with in-built wardrobes and ample space for a king sized bed. The part-tiled en-suite offers a walk-in shower, W.C., wall-hung basin and chrome heated towel rail - ideal for busy mornings! Bedroom two is also a great double size, while the third bedroom is a versatile single size - perfect as a nursery or home office as required! The family bathroom is part-tiled in soft greys, with a bathtub, W.C., wall-hung basin and chrome heated towel rail.

The Garden...

Step out of the rear patio doors into a fully enclosed private garden, with a flagged patio and lawn for the kids to enjoy playing safely. The garden is mostly west-facing, so benefits from the sun all afternoon into early evening - great for hosting BBQs for friends and family! A secure pedestrian gate leads to the front of the home is a driveway for two cars and small lawn.

Out And About...

The property is ideally placed in Harwood Village with excellent amenities including high regarded primary and secondary schools, including St Maxentius CofE, Canon Slade CofE and Turton School. Local shops are all within walking distance and Bromley Cross Train Station isn't to far away. The idyllic location is also within a stones throw of the Kingfisher Trail leading to Bradshaw Hall Fisheries, Bradshaw Tennis and Cricket Club and the Jumbles Country Park. There is also some great restaurants including Bill & Co, The Crofters and Baci to name a few.

£285,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



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- Charming Semi-Detached Family Home
- Small Modern Development
- Spacious Lounge
- Kitchen-Diner
- Downstairs W.C.
- Three Bedrooms | Master with En-Suite
- 3-Piece Family Bathroom
- Rear Garden
- Driveway
- Walking Distance to Local Amenities and Close to Great Schools

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Front Elevation



Lounge



Kitchen-Diner

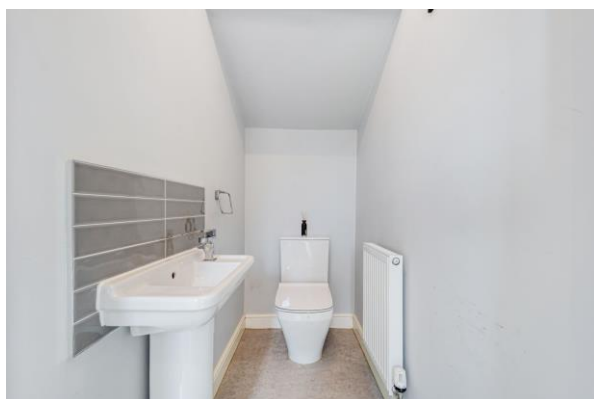


Kitchen-Diner Additional Pictures





Guest W.C.



First Floor



Master Bedroom



Master En-Suite





Bedroom Two



Bedroom Three



Family Bathroom



Rear 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