



WILLIAM THOMAS
ESTATE AGENTS

TEL: (01204) 590150 FAX: (01204) 590131
EMAIL: INFO@WILLIAMTHOMASESTATES.CO.UK

DRAFT

PLEASE CONFIRM THAT ALL THE DETAILS ARE CORRECT TO THE BEST OF YOUR KNOWLEDGE.

PRINT NAME _____

SIGNED _____

DATED _____

2 Clarendon Gardens, Bromley Cross, Bolton, BL7 9GX

Welcome to 2 Clarendon Gardens...

An impressive 5-bedroom, detached family home tucked away on a highly-desirable development in Bromley Cross. Occupying a corner plot, this property has been immaculately modernised throughout and is presented in show-home standards – ready and waiting for it's new owners to unpack and enjoy! Briefly comprising of lounge, modern kitchen-diner, utility, downstairs W.C., five bedrooms including two with en-suites, and a newly fitted 3-piece family bathroom. Externally, the landscaped gardens offer plenty of space for your family to enjoy the sunshine, and the front of the home has a double driveway and garage. Viewing is highly recommended to appreciate everything that this property has to offer!

A Closer Look...

Park up on the double driveway and step through the front door into the welcoming entrance hallway, where a beautiful Amtico herringbone flooring runs through to the downstairs W.C. and lounge. The lounge is a well-positioned room with an attractive remote-controlled gas fire to greet you as you enter the room, making a cosy focal point. Windows pleasantly look over the front garden of the property, and a bespoke media unit sits to the other wall offering organisation for your TV and entertainment systems. Back through the hallway, the kitchen and dining room have been combined to create a lovely modern kitchen-diner – perfect for busy family life! Sleek handleless base and wall units with recessed LED lighting offer plenty of storage, as well as integrated appliances including oven, combination microwave, induction hob with extractor and a dishwasher. A kitchen island with breakfast bar to one side allows you to easily entertain guests or little ones while you're preparing meals, and the dining area is bright and spacious, sat in front of the patio doors to the rear garden. Just off the kitchen is a smart utility room fitted with base and wall units, and plumbing provisions for your washing machine and tumble dryer.

Bedtime & Baths...

Upstairs, you'll find five bedrooms, all newly carpeted with plush neutrals, and the newly fitted 3-piece family bathroom. The master bedroom is a calming retreat, with stylish fitted wardrobes and a part-tiled en-suite with walk-in shower, vanity basin, W.C. and radiator. Bedroom two is also a spacious double with a newly fitted en-suite boasting fully tiled elevations in soft grey tones, a walk-in shower, W.C., vanity basin

and chrome heated towel rail. The third and fourth bedrooms are both double sized with pleasant leafy views, while bedroom five has been thoughtfully fitted with beautiful storage to create a deluxe dressing room. If required, this space would also function well as a dedicate home office, library or nursery. Completing the first floor, the family bathroom has also recently been refurbished with modern neutral tiled elevations, a rainfall shower above the bath, W.C. and vanity basin.

Step Outside...

The south-facing rear garden has recently been landscaped to create the ideal outdoor space to enjoy with both family and for hosting friends. A stone flagged patio wraps around the home, with steps leading up to a generously sized lawn offering plenty of space for the kids to play games while you tend to the BBQ on the terrace. A gravelled area beneath the canopy of mature trees provides a whimsical setting for outdoor meals and drinks, and there's two sheds for outdoor storage. A secure pedestrian gate leads to the front driveway and garden, where you'll find a garage with up-and-over door.

Out & About...

Situated on this sought after development just off Hospital Road close to The Last Drop Village. It is close to all local amenities including shops, excellent schools and Bromley Cross Station being less than a mile away making excellent commuting into the surrounding towns. There is also open country side and the Jumbles Reservoir plus Turton Golf Course within walking distance all of which add up to a fantastic family home!

£550,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



WILLIAM THOMAS
ESTATE AGENTS

TEL: (01204) 590150 FAX: (01204) 590131
EMAIL: INFO@WILLIAMTHOMASESTATES.CO.UK



- Immaculately Presented Detached Family Home
- Desirable Corner Plot Position
- Lounge
- Newly Fitted Kitchen-Diner | Utility
- Downstairs W.C.
- 5 Bedrooms/2 En-Suite Shower Rooms
- 3-Piece Family Bathroom
- Garage & Double Driveway
- Generous Sized Private Gardens
- Close To Open Countryside/First Class Schools & The Rail Station

2 Clarendon Gardens, Bromley Cross, Bolton, BL7 9GX

Welcome to 2 Clarendon Gardens...

An impressive 5-bedroom, detached family home tucked away on a highly-desirable development in Bromley Cross. Occupying a corner plot, this property has been immaculately modernised throughout and is presented in show-home standards – ready and waiting for it's new owners to unpack and enjoy! Briefly comprising of lounge, modern kitchen-diner, utility, downstairs W.C., five bedrooms including two with en-suites, and a newly fitted 3-piece family bathroom. Externally, the landscaped gardens offer plenty of space for your family to enjoy the sunshine, and the front of the home has a double driveway and garage. Viewing is highly recommended to appreciate everything that this property has to offer!

A Closer Look...

Park up on the double driveway and step through the front door into the welcoming entrance hallway, where a beautiful Amtico herringbone flooring runs through to the downstairs W.C. and lounge. The lounge is a well-positioned room with an attractive remote-controlled gas fire to greet you as you enter the room, making a cosy focal point. Windows pleasantly look over the front garden of the property, and a bespoke media unit sits to the other wall offering organisation for your TV and entertainment systems. Back through the hallway, the kitchen and dining room have been combined to create a lovely modern kitchen-diner – perfect for busy family life! Sleek handleless base and wall units with recessed LED lighting offer plenty of storage, as well as integrated appliances including oven, combination microwave, induction hob with extractor and a dishwasher. A kitchen island with breakfast bar to one side allows you to easily entertain guests or little ones while you're preparing meals, and the dining area is bright and spacious, sat in front of the patio doors to the rear garden. Just off the kitchen is a smart utility room fitted with base and wall units, and plumbing provisions for your washing machine and tumble dryer.

Bedtime & Baths...

Upstairs, you'll find five bedrooms, all newly carpeted with plush neutrals, and the newly fitted 3-piece family bathroom. The master bedroom is a calming retreat, with stylish fitted wardrobes and a part-tiled en-suite with walk-in shower, vanity basin, W.C. and radiator. Bedroom two is also a spacious double with a

newly fitted en-suite boasting fully tiled elevations in soft grey tones, a walk-in shower, W.C., vanity basin and chrome heated towel rail. The third and fourth bedrooms are both double sized with pleasant leafy views, while bedroom five has been thoughtfully fitted with beautiful storage to create a deluxe dressing room. If required, this space would also function well as a dedicate home office, library or nursery. Completing the first floor, the family bathroom has also recently been refurbished with modern neutral tiled elevations, a rainfall shower above the bath, W.C. and vanity basin.

Step Outside...

The south-facing rear garden has recently been landscaped to create the ideal outdoor space to enjoy with both family and for hosting friends. A stone flagged patio wraps around the home, with steps leading up to a generously sized lawn offering plenty of space for the kids to play games while you tend to the BBQ on the terrace. A gravelled area beneath the canopy of mature trees provides a whimsical setting for outdoor meals and drinks, and there's two sheds for outdoor storage. A secure pedestrian gate leads to the front driveway and garden, where you'll find a garage with up-and-over door.

Out & About...

Situated on this sought after development just off Hospital Road close to The Last Drop Village. It is close to all local amenities including shops, excellent schools and Bromley Cross Station being less than a mile away making excellent commuting into the surrounding towns. There is also open country side and the Jumbles Reservoir plus Turton Golf Course within walking distance all of which add up to a fantastic family home!

£550,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton

External Elevations



Entrance Hall



Downstairs W.C.



Lounge



Additional Pictures



Kitchen-Diner



Additional Pictures





Utility Room



First Floor



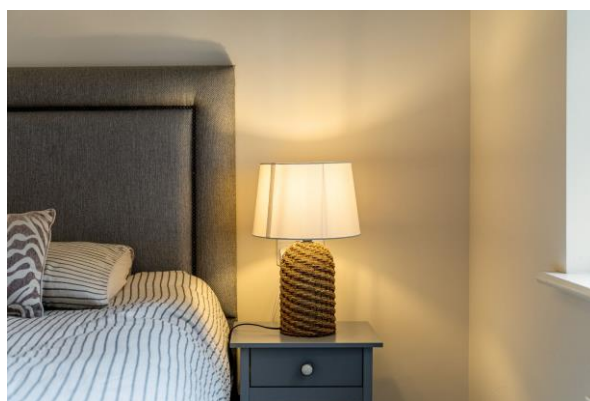
Master Bedroom



Master En-Suite



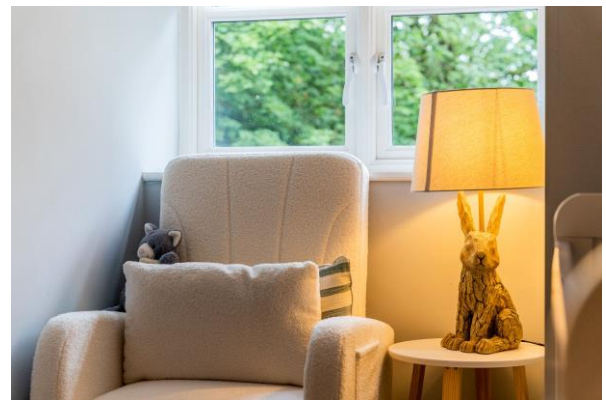
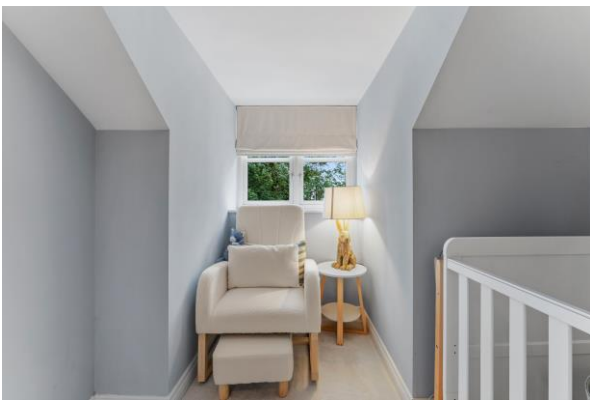
Bedroom 2



Bedroom 2 En-Suite



Bedroom 3



Bedroom 4



Bedroom 5



Family Bathroom



Rear Garden



Additional External Pictures



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