



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 _____

53 Smith Lane, Egerton, Bolton, BL7 9EZ

Welcome to 53 Smith Lane...A well-presented and extended semi-detached family home located on the ever-desirable Smith Lane. Offering a spacious lounge-diner, kitchen, three bedrooms and 3-piece family bathroom, this home has plenty of space for growing families looking to settle into their forever home. With beautiful gardens to the front and rear, a large driveway and garage, this home has all you need. Enjoy beautiful views of the rolling countryside and Winter Hill thanks to the elevated plot, even from your rear garden! Located close to all of the amenities of Bromley Cross, while having an Egerton postcode offers the best of both worlds in a peaceful and quiet neighbourhood.

A Closer Look...

After parking up on the spacious driveway, step into the porch where there's plenty of space to neatly store coats and shoes, and continue through the composite front door into the entrance hallway. To your right is a bright and spacious lounge-through-diner, with a large picture window showcasing those beautiful views across the moors. A stylish remote-controlled gas fireplace adds a cosy focal point for relaxing evenings with the family. The dining room is a great size, with plenty of space to host family mealtimes and glazed sliding doors opening up to the garden. The kitchen is accessible both from the hallway and dining room, giving the ground floor a lovely flow for busy households. Fitted with modern cream base and wall units, you won't be short of storage in this kitchen! High-spec integrated appliances include Neff Wi-Fi controlled oven, induction hob with extractor, microwave, dishwasher, fridge-freezer, washing machine and tumble dryer, with space for a wine fridge too. A door leads to the side of the property, and there's even space for a smaller dining table if desired. To the rear of the home is a handy downstairs W.C. with vanity basin.

Off to Bed...

Upstairs, you'll find a lovely open landing connecting you to the three bedrooms, family bathroom and also access to the loft for additional storage. The master bedroom enjoys those lovely views to the front of the home through two Velux windows, and fitted storage will help you to keep your space neat and tidy. The second bedroom is also a great double size with fitted furniture and a large picture window filling the space with natural light, while bedroom three offers versatility as either a single bedroom or home office, overlooking the rear garden. Completing the first floor, the family bathroom has fully tiled elevations, with

a shower above the bath with glass screen, vanity wash basin, W.C. and chrome heated towel rail.

Outside Oasis...

Step into the impressive rear garden, landscaped to offer various levels of mature planting and seating areas, with a fantastic garden room nestled at the top enjoying those fabulous views towards Winter Hill. A stone flagged patio sits just outside the back door for easy summer hosting, with steps leading up to the lawn and well-stocked flowerbeds. There is a wooden shed and a greenhouse, ideal for those with green fingers or outdoor activities with the kids. The garden room is a versatile space, fully insulated and with electric supply - perfect for those who work from home, or perhaps as a studio for arts or yoga with those amazing panoramic views. To the front of the home is a well maintained lawn and large block-paved driveway in front of the garage.

Out & About...

Smith Lane is known as being a highly sought-after street, particularly for families! And it's no surprise, it is quiet, well presented, and positioned in an Egerton postcode, but equally as close to the convenient amenities of Bromley Cross! If you're looking for a spacious family home in a family-oriented neighbourhood, close to good schools, transport links, and an abundance of local cafes, pubs, and restaurants, then look no further than this stunning home sitting in a generous plot on Smith Lane.

£360,000

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](mailto:info@williamthomasestates.co.uk)



- Extended Semi-Detached Family Home
- Elevated Plot with Beautiful Views
- Spacious Lounge-Diner
- Modern Kitchen
- Downstairs W.C.
- Three Bedrooms
- 3-Piece Bathroom
- Spacious Rear Garden with Amazing Views | Garden Office with Electrics
- Highly Desirable Location - Close to Local Schools & Amenities

53 Smith Lane, Egerton, Bolton, BL7 9EZ

Welcome to 53 Smith Lane... A well-presented and extended semi-detached family home located on the ever-desirable Smith Lane. Offering a spacious lounge-diner, kitchen, three bedrooms and 3-piece family bathroom, this home has plenty of space for growing families looking to settle into their forever home. With beautiful gardens to the front and rear, a large driveway and garage, this home has all you need. Enjoy beautiful views of the rolling countryside and Winter Hill thanks to the elevated plot, even from your rear garden! Located close to all of the amenities of Bromley Cross, while having an Egerton postcode offers the best of both worlds in a peaceful and quiet neighbourhood.

A Closer Look...

After parking up on the spacious driveway, step into the porch where there's plenty of space to neatly store coats and shoes, and continue through the composite front door into the entrance hallway. To your right is a bright and spacious lounge-through-diner, with a large picture window showcasing those beautiful views across the moors. A stylish remote-controlled gas fireplace adds a cosy focal point for relaxing evenings with the family. The dining room is a great size, with plenty of space to host family mealtimes and glazed sliding doors opening up to the garden. The kitchen is accessible both from the hallway and dining room, giving the ground floor a lovely flow for busy households. Fitted with modern cream base and wall units, you won't be short of storage in this kitchen! High-spec integrated appliances include Neff Wi-Fi controlled oven, induction hob with extractor, microwave, dishwasher, fridge-freezer, washing machine and tumble dryer, with space for a wine fridge too. A door leads to the side of the property, and there's even space for a smaller dining table if desired. To the rear of the home is a handy downstairs W.C. with vanity basin.

Off to Bed...

Upstairs, you'll find a lovely open landing connecting you to the three bedrooms, family bathroom and also access to the loft for additional storage. The master bedroom enjoys those lovely views to the front of the home through two Velux windows, and fitted storage will help you to keep your space neat and tidy. The second bedroom is also a great double size with fitted furniture and a large picture window filling the space with natural light, while bedroom three offers versatility as either a single bedroom or home office,

overlooking the rear garden. Completing the first floor, the family bathroom has fully tiled elevations, with a shower above the bath with glass screen, vanity wash basin, W.C. and chrome heated towel rail.

Outside Oasis...

Step into the impressive rear garden, landscaped to offer various levels of mature planting and seating areas, with a fantastic garden room nestled at the top enjoying those fabulous views towards Winter Hill. A stone flagged patio sits just outside the back door for easy summer hosting, with steps leading up to the lawn and well-stocked flowerbeds. There is a wooden shed and a greenhouse, ideal for those with green fingers or outdoor activities with the kids. The garden room is a versatile space, fully insulated and with electric supply - perfect for those who work from home, or perhaps as a studio for arts or yoga with those amazing panoramic views. To the front of the home is a well maintained lawn and large block-paved driveway in front of the garage.

Out & About...

Smith Lane is known as being a highly sought-after street, particularly for families! And it's no surprise, it is quiet, well presented, and positioned in an Egerton postcode, but equally as close to the convenient amenities of Bromley Cross! If you're looking for a spacious family home in a family-oriented neighbourhood, close to good schools, transport links, and an abundance of local cafes, pubs, and restaurants, then look no further than this stunning home sitting in a generous plot on Smith Lane.

£360,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton

Front Elevation



Aerial Photo



Porch



Entrance Hallway



Lounge-Diner



Lounge-Diner Additional Pictures



Kitchen





Kitchen Additional Pictures



Downstairs W.C.



First Floor Landing



Master Bedroom



Bedroom Two



Bedroom Three



Family Bathroom



Garden



Garden Room



Rear Garden & Views



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