

## **DRAFT**

Please confirm that the below details are correct to the best of your knowledge via email.

We can only begin marketing your property after the details have been approved.

### **13 Aire Drive, Bolton, BL2 3FX**

**Welcome to 13 Aire Drive...**An attractive detached family home, offered with no onward chain and situated on a large plot on a highly sought-after mature residential estate within easy walking distance of great local schools and the train station. Briefly comprising of: porch, entrance hall, lounge, dining room, conservatory, kitchen, utility, downstairs W.C., with four well-sized bedrooms including master with en-suite bathroom, and a 4-piece family bathroom. The double garage offers plenty of storage space, and the rear garden is ideal for relaxing with the family on sunny weekends! Viewing is highly recommended to appreciate the potential that this impressive property has to offer.

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

After parking on the double block-paved driveway, step through the porch and into the entrance hall. To your left is the spacious lounge, with dual aspects to the front and rear of the home, and patio doors leading to the conservatory. Back across the hall, there is a separate dining room with double doors opening to the entrance hall - perfect for hosting family Christmas meals! The kitchen sits to the rear of the home with wooden base and wall units and integrated oven, grill, hob, microwave and dishwasher. A utility room sits just off the kitchen with storage units and plumbing provisions for laundry appliances, as well as offering access to the garage and rear garden. A guest W.C. makes clever use of the understairs space, with a vanity basin for convenience.

#### **Upstairs...**

To the first floor, you'll find four well-sized bedrooms and the family bathroom, as well as access to the loft for additional storage. The master bedroom is bright and airy, with fitted furniture and a spacious en-suite with a corner jacuzzi bathtub, W.C., and vanity basin. Bedrooms two and three are also double sized; one benefitting from in-built storage and the other enjoying views over the rear garden. The fourth bedroom is a smaller double size to the rear of the home - ideal for a younger child, or as a home office space as required. The family bathroom has part tiled elevations, with a bathtub, separate shower, W.C. and vanity basin.

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

The rear garden has a flagged patio for your garden furniture and dining outside during the warmer months, with steps leading up to a lawn surrounded by mature shrubs and planting. A charming pathway

leads to a greenhouse - a lovely private slice of tranquility while tending to your tomatoes! Pathways lead around both sides of the home with secure pedestrian gates, to the front garden and driveway.

**The Location...**

The Property is conveniently located within walking distance of Bromley Cross railway station, Turton school and the delightful open countryside of the Jumbles Country Park. The Rigby's is also only a short walk away perfect for outdoor pursuits or a stroll through the woodland with the dogs, paths drop you down onto Bradshaw Cricket Club where you can park yourself on a bench to watch the cricket. Canon Slade Secondary School is within a quarter of a mile and the property is well placed for access into Bolton Centre, together with the A666 motorway link.

**£500,000**

**[www.williamthomasestates.co.uk](http://www.williamthomasestates.co.uk)**

454 Darwen Road Bromley Cross Bolton



- Impressive Detached Family Home
- Chain Free
- Spacious Plot
- Lounge | Dining Room
- Kitchen | Utility Room
- Four Bedrooms | Master with En-Suite
- 4-Piece Family Bathroom
- Double Garage & Large Driveway
- Peaceful Rear Garden
- Ideal Location - Close to Local Schools, Train Station & Amenities

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## External Elevations



## Entrance Hall





Lounge



Conservatory



**Dining Room**



**Kitchen**



**Utility**



**Downstairs W.C.**



**Master Bedroom**



**Master En-Suite**



**Bedroom Two**



**Bedroom Three**



**Bedroom Four**



**Bathroom**



**Garden**



### Additional Externals



### Aerial Photo



### Agents Notes

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