

## **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 impressive 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-proportioned bedrooms including master with en-suite bathroom, and a 4-piece family bathroom. The double garage offers plenty of storage space, and the secluded, south facing rear garden is ideal for relaxing with the family on sunny weekends! Viewing is highly recommended. Set within a highly sought after development close to Rigbys woodland and Jumbles reservoir, and just a short walk from Bromely Cross Rail Station and perfectly placed for Turton and Canon Slade High Schools this home is ideally suited to family life.

#### **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 French doors open up to the conservatory which leads to the garden and offers the perfect spot to enjoy a morning coffee in the sunshine. Back through the hallway a separate dining room provides ample space for hosting formal family meals with a great flow from both the hallway and the kitchen. The kitchen sits to the rear of the home with wooden base and wall units and integrated oven and grill, hob, microwave and dishwasher. A utility room sits just off the kitchen with storage units and plumbing provisions for laundry appliances, as well a door to the rear garden and internal access to the garage where there is ample space for additional appliances and storage alongside parking for two vehicles. 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 spacious bathroom is well designed to function for all members of the family with a large walk in shower, separate bath, hand basin and toilet.

### **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.

### **Out and About...**

Turton Heights is one of the most sought-after developments in the area! Positioned on the fringe of The Jumbles Country Park, there is plenty to do for nature-enthusiasts. Exceptionally well placed for schooling at all levels including Eagley Infants, Eagley Juniors, Turton High and Canon Slade, which are all within walking distance. Of course, the home is within walking distance of all local amenities and Bromley Cross Train station too.

**£500,000**

**[www.williamthomasstates.co.uk](http://www.williamthomasstates.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**



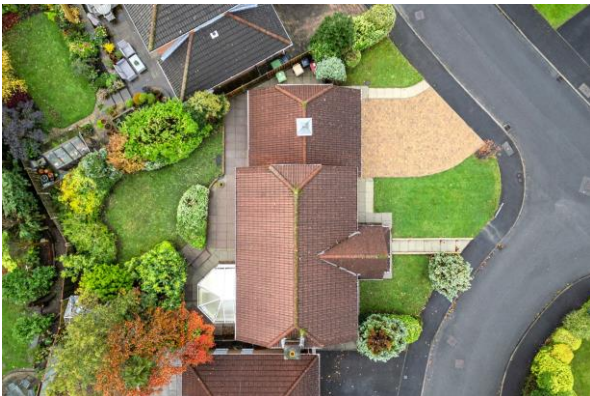
**Garden**



### Additional Externals



### Aerial Photo



### Agents Notes

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