



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 _____

50 Bromley Cross Road, Bromley Cross, Bolton, BL7 9LT

Welcome to 50 Bromley Cross Road... This garden fronted, two-bedroom semi-detached bungalow is situated in a highly desirable residential location of Bromley Cross village. Well-presented throughout, and ideally positioned for all the village amenities. With beautiful low maintenance gardens to the rear to sit and relax. Bungalows in this area are in high demand so you'll need to be quick with this one!

A Closer Look...

Through the front door is an entrance vestibule, with a large closet to your right to neatly store your coats and shoes. To the right is a good-sized lounge, with a large bay window to allow natural light to stream through and a feature fireplace to add a cosy focal point. The kitchen benefits from contrasting blue and white base and wall units, with plumbing and electric provisions for all your appliances. From the hallway, adoor allows convenient access to the side of the property and driveway for easy unloading of your shopping.

Towards the rear of the property are two well-sized double bedrooms, with bedroom two having an in-built wardrobe for storage. The 3-piece bathroom boasts a walk-in shower with adjustable showerhead, pedestal wash basin, W.C., heated towel rail and a fitted storage cupboard. Fully tiled elevations allow for easy maintenance and cleaning.

In the Garden...

A low-maintenance landscaped garden with mature planting allows you to enjoy the warmer months, ready to just set your garden furniture up and relax! There is also side access to the large shed at the end of the driveway, and a beautiful front garden to add visual interest and kerb appeal.

Out and About...

Situated on Bromley Cross Road, Bromley Cross which is acknowledged as one of Bolton's most prestigious locations due to its being on the fringe of the West Pennine Moors and close to beautiful countryside. The

50 Bromley Cross Road, Bromley Cross, Bolton, BL7 9LT

village is increasingly popular with independent shops, cafes, restaurants and takeaways, plus an array of hairdressers, beauty salons, doctors, dentists, and opticians... The list goes on! The train station takes you directly to Manchester city and we have some of the best schooling in Greater Manchester close by.

£225,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



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- Semi-Detached True Bungalow
- Well-Presented Throughout
- Lounge
- Kitchen
- Two Double Bedrooms
- 3-Piece Shower Room
- Lovely Low Maintenance Gardens to Front and Rear
- Large Driveway & Shed
- Great Location - Close to Amenities and Train Station

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Front Elevation



Entrance Hallway



Lounge





Kitchen



Hallway



Bedroom One



Bedroom Two



Shower Room



Rear Garden



Driveway



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