

## **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.

### **23 New Court Drive, Egerton, Bolton, BL7 9XA**

**The property** Are you looking to put your own style onto a property?

It also offers potential to extend if desired, as other neighbouring properties have already done. Subject to necessary planning permission and building regs. There is no upward chain to this one either.

The property briefly comprises an entrance hallway, lounge-diner, kitchen, utility, downstairs Wc, first floor, three bedrooms and your 3 piece family bathroom. The back bedroom windows offer fabulous views towards Winter Hill.

Outside is a driveway to the front leading to your garage. The rear garden is an impressive size with bundles of potential to be landscaped to your own design.

#### **The Location...**

New Court Drive is based on a highly desirable residential estate in Egerton, an extremely popular location and it's easy to see why! With stunning countryside and fabulous walks, in addition to all of the activities in the village. Egerton Park can be accessed from a footpath directly opposite the house. In the centre of Egerton there is an array of activities, with Egerton and Walmsley Primary Schools close by. The village even has its own Cricket green as well as pubs, restaurants, shops and Bromley Cross Rail Station within walking distance. All of this makes Egerton, quite deservedly, in such high demand.

**£280,000**



**WILLIAM  
THOMAS**  
SALES & LETTINGS

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

01204 590130

[info@wtestates.co.uk](mailto:info@wtestates.co.uk)



- Detached Family Home
- In Need Of Full Modernisation
- Lounge-Diner
- Kitchen/Utility/Downstairs Wc
- Three Bedrooms
- 3 Piece Bathroom
- Gardens/Garage/Driveway
- Highly Desirable Location/No Chain

## 23 New Court Drive, Egerton, Bolton, BL7 9XA

**The property** Are you looking to put your own style onto a property?

It also offers potential to extend if desired, as other neighbouring properties have already done. Subject to necessary planning permission and building regs. There is no upward chain to this one either.

The property briefly comprises an entrance hallway, lounge-diner, kitchen, utility, downstairs Wc, first floor, three bedrooms and your 3 piece family bathroom. The back bedroom windows offer fabulous views towards Winter Hill.

Outside is a driveway to the front leading to your garage. The rear garden is an impressive size with bundles of potential to be landscaped to your own design.

**The Location...**

New Court Drive is based on a highly desirable residential estate in Egerton, an extremely popular location and it's easy to see why! With stunning countryside and fabulous walks, in addition to all of the activities in the village. Egerton Park can be accessed from a footpath directly opposite the house. In the centre of Egerton there is an array of activities, with Egerton and Walmsley Primary Schools close by. The village even has its own Cricket green as well as pubs, restaurants, shops and Bromley Cross Rail Station within walking distance. All of this makes Egerton, quite deservedly, in such high demand.

**£280,000**

23 New Court Drive, Egerton, Bolton, BL7 9XA

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

454 Darwen Road Bromley Cross Bolton

## Front Elevations



## Hallway



## Lounge







### Conservatory

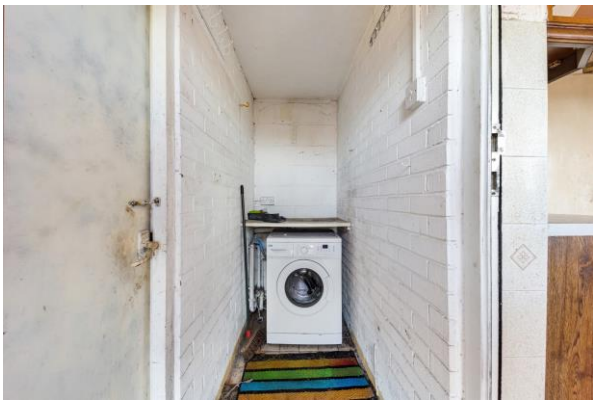


### Kitchen





### Utility Room



### Downstairs W.c.





### Master Bedroom



### Bedroom Two



### Bedroom Three



## Main Bathroom



## Rear Garden





## Aerial Photos



## Additional External Photos





### 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