

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.

35 Bramley Road, Bolton, BL1 7RN

Welcome to 35 Bramley Road... Tucked away, just moments from the scenic Eagley Nature Reserve, this beautifully presented home offers the perfect balance of tranquillity and convenience. Immaculately maintained, it's ready for you to simply move in, unpack and start enjoying. Inside, you'll find a spacious lounge, kitchen-diner, conservatory, two well-proportioned bedrooms, a converted attic room and a contemporary 3-piece family bathroom. Outside, generous gardens to the front and rear offer plenty of space to soak up the sunshine, while a private driveway and garage provide parking for several vehicles. With shops, schools and excellent transport links close by—not to mention direct access to idyllic countryside walks.

A Closer Look...

After parking on the driveway, step through the front door into a welcoming entrance vestibule. To the right, there is a spacious lounge that features an electric fire, creating a cosy focal point to the room. Continue through into the well-proportioned kitchen-diner, fitted with cream wall and base units, complemented by an array of integrated appliances including an electric oven and grill, electric hob, extractor hood, fridge freezer and plumbing for a washing machine. A practical breakfast bar provides an ideal space for casual dining or family living. To the rear, a bright and airy conservatory—currently used as a second lounge—enjoys patio doors opening directly onto the rear garden, making it a perfect space for entertaining and enjoying the warmer months.

Off to Bed...

Retrace your steps back to the lounge and the first floor provides two well-proportioned bedrooms and a family bathroom, along with access to a loft conversion. The main bedroom is a generous double positioned to the front of the property and benefits from fitted furniture, offering ample storage. Bedroom two is another spacious double and includes a useful built-in storage cupboard. Stairs lead to the loft conversion, currently utilised as a playroom, which offers excellent flexibility and could be used as an additional lounge or home office. Completing the property is a fully tiled family bathroom, in neutral tones and comprises of a vanity wash basin, W.C., bath with overhead shower, and a heated towel rail.

Outside Oasis...

Step out of the rear patio doors into the garden, designed for both relaxation and entertaining, with a

flagged patio and low-maintenance Astro turf lawn. A garage with electrics provides additional storage, while a paved driveway runs around the side of the property, leading to a secure gate connecting to the front garden and drive.

Out And About...

Tucked away, just off Thornham Drive on a popular residential estate in Sharples, this home is within walking distance of The Oaks Primary School and Sharples High School, as well as local shops, restaurants and pubs. Popular transport links are easily accessible via car, train and bus, with direct routes from Hall i' th' Wood railway station to Bolton, Manchester, Salford and Blackburn. There are plenty of peaceful walks nearby, for lovely afternoons with the kids and dogs.

£235,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



**WILLIAM
THOMAS**
SALES & LETTINGS

www.williamthomasestates.co.uk

01204 590130

info@wtestates.co.uk



- Semi-Detached
- Lounge
- Kitchen-Diner
- Conservatory
- Two Bedrooms Plus A Fabulous Converted Attic Room
- 3-Piece Family Bathroom
- Front And Rear Gardens
- Driveway And Garage
- No Chain

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Front Elevations



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

Lounge



Kitchen-Diner



Conservatory



Upstairs Hallway



Master Bedroom



Bedroom Two





Family Bathroom



Loft/ Attic Conversion



Rear Garden



Additional External Photos

