

## **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.

### **30 Eastgrove Avenue, Bolton, BL1 7HA**

**Welcome to 30 Eastgrove Avenue...**A deceptively spacious and beautifully presented semi-detached family home, extensively extended by the current owners, located in Sharples close to many local amenities. Step inside to find a welcoming entrance porch leading to the hallway, connecting the two reception rooms, open-plan kitchen-diner, utility room and downstairs bathroom. Upstairs, four well-sized bedrooms, the master with a spacious dressing room/potential to be a bedroom or ensuite, and a spacious family bathroom. Outside, the generous rear garden with a large decked patio and lawn area, it is the perfect setting for summer gatherings and relaxed evenings.

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

Park up on the driveway and enter into to the welcoming entrance vestibule, opening to the hallway with useful under-stairs storage. To the right is a generously sized second reception room, currently used as a playroom, offering excellent versatility. To your right of the hallway is the cosy lounge, featuring a character fireplace and a bright bay window fitted with shutter blinds, allowing plenty of natural light. To the rear, the property opens into an impressive open-plan kitchen/diner, ideal for family life and entertaining. The kitchen is fitted with white wall and base units, integrated appliances including a double oven and grill, electric hob, extractor hood and fridge freezer, along with a central island and breakfast bar — the perfect spot to enjoy morning coffee while overlooking the rear garden. The dining area benefits from patio doors opening onto the garden. Continue into the practical utility room with additional storage, sink, plumbing for a washing machine and a rear door. The downstairs shower room comprises of a WC, enclosed shower, heated towel rail and housing the boiler.

#### **Off to Bed...**

To the first floor are four well-proportioned bedrooms and a stylish four-piece family bathroom. The master bedroom is a generous double and benefits from a large dressing room that could easily be converted into a fifth bedroom or a spacious ensuite if desired, as plumbing provisions are already in place. Bedrooms two and three are also spacious doubles, both featuring attractive bay windows, while bedroom four is a well-sized single room, currently used as a storage space/home gym. The family bathroom is part-tiled and fitted with a bath, large walk-in shower, vanity unit, WC and chrome heated towel rail.

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

To the rear of the property is a family-friendly garden featuring a decked patio area, ideal for outdoor

furniture and your BBQ. Steps lead down to a generous lawn, with a further decked/play area providing an excellent space for children. To the front, the property benefits from a driveway offering off-road parking and a low-maintenance stone garden.

**Out and about...**

Located in a sought-after location of Sharples, close to all local amenities including good schools, shops, pubs, restaurants, leisure facilities and transport links. At the top of Eastgrove there is access to playing fields to take the kids or walk the dog! It is also close to open countryside for outdoor pursuits and a variety of great walks.

**£375,000**

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

454 Darwen Road Bromley Cross Bolton



**WILLIAM  
THOMAS**  
SALES & LETTINGS

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01204 590130

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



- Semi-Detached Family Home
- Two Reception Rooms
- Open-Plan Kitchen-Diner
- Utility Room
- Downstairs WC
- Four Spacious Bedrooms
- Four-Piece Family Bathroom
- Driveway
- Rear Garden

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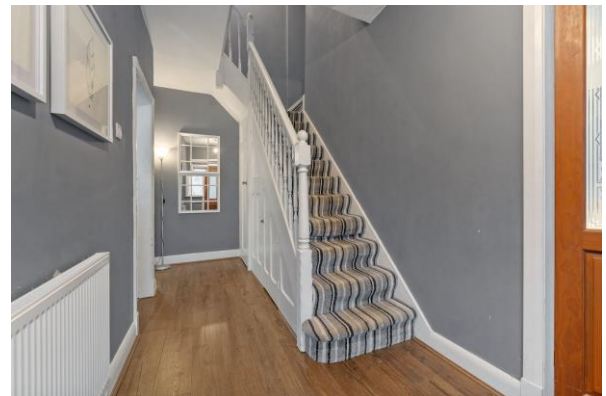
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## Front Elevations



## Entrance Hallway





## Second Reception Room



## Lounge



## Kitchen



## Open Plan Kitchen-Diner



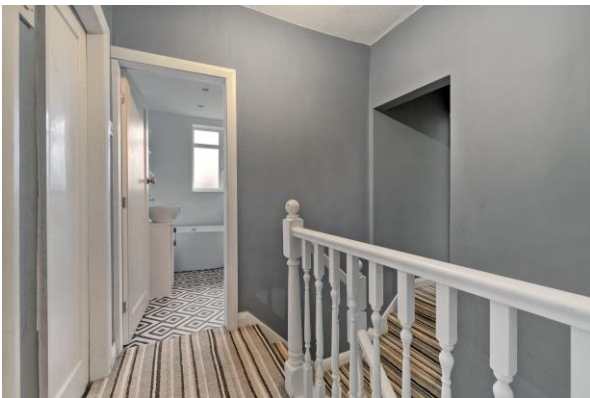
### Utility Room



### Downstairs Shower Room



### First Floor Hallway





## Master Bedroom



## Bedroom Two



### Bedroom Three



### Bedroom Four



### Four-Piece Family Bathroom





## Rear Garden



## Agents Notes

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