

## **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.

### **4 King Street, Bromley Cross, Bolton, BL7 9HY**

**Welcome to 4 King Street...**An impressive mid-terraced house, presented in great condition throughout, this home is an ideal purchase for a first-time buyer or investor. Briefly comprising of a lounge, kitchen-diner, two bedrooms, a three-piece bathroom and a rear enclosed courtyard. Located in Bromley Cross within easy walking distance of Bromley Cross train station, local amenities and fantastic restaurants and pubs.

#### **Step Inside...**

Enter through the front door and into the spacious lounge featuring a fireplace with an electric fire and a large window that allows for ample natural light to flow through. Continue into the kitchen-diner, fitted wood effect wall and base units and integrated appliances include a stainless steel sink, oven, gas hob and extractor hood. There is also space for a dishwasher and fridge freezer, as well as ample room for dining furniture.

#### **Upstairs...**

You'll find two double bedrooms and the three piece bathroom. The master bedroom is a spacious double positioned to the front of the home, while bedroom two overlooks the rear courtyard and benefits from in-built storage cupboards. There's also access to loft via pull-down ladders for additional storage. The bathroom is part-tiled and comprises of a wash basin, WC and bath with overhead shower.

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

To the rear is an enclosed courtyard with a large patio area, creating a little sun-trap for enjoying BBQs and a drink in the summer. A raised planting bed offers space for planting and a secure wooden gate opens to the rear street, allowing for convenient access.

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

Situated in the heart of Bromley Cross close to all local amenities including first class schools at all levels, bistro cafes, restaurants, open countryside for peaceful walks and Bromley Cross Rail Station giving access to Manchester and surrounding towns.

**£150,000**

4 King Street, Bromley Cross, Bolton, BL7 9HY

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

454 Darwen Road Bromley Cross Bolton



- Well Presented Mid-Terraced
- Lounge
- Kitchen-Diner
- Two Spacious Bedrooms
- Three-Piece Bathroom
- Rear Courtyard
- Close to Local Amenities
- Ideal for First-Time Buyers or Investors

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Front Elevation



Lounge



Kitchen-Diner





**Master Bedroom**



**Bedroom Two**



### Three-Piece Bathroom



### Rear Courtyard



### Agents Notes

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