

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.

43 Stonesteads Way, Bromley Cross, Bolton, BL7 9LA

Welcome to 43 Stonesteads Way...A deceptively spacious, recently renovated town house, located in the heart of Bromley Cross and within walking distance of local schools, shops, and easy access to commuting links including Bromley Cross Rail Station. Briefly comprising of a lounge, fabulous extended "L" shaped kitchen-diner, three well-proportioned bedrooms and a modern three-piece family bathroom. Externally, there are both front and rear gardens and a large driveway. There is no upward chain to this one either.

A Closer Look...

After parking on the driveway, step through the front door into the entrance hallway, you'll notice the beautiful oak internal doors and Herringbone LVT flooring which runs seamlessly through to your stunning extended open plan kitchen-diner, the hallway boasts fitted understairs storage drawers, perfect to keep things neat and tidy. To your right of the hallway is your lounge with a lovely big bay window looking over the front. To the back of the property is the show stopping extended "L" shaped kitchen-diner family room, this is a real sociable space to enjoy with family and friends. The kitchen includes white high gloss fitted wall and floor units, featuring a gas hob with extractor hood above and electric oven below and a space for your washing machine. From the dining area French door lead out to the timber decked patio, perfect to allow a cool breeze through during those warmer summer months. Retrace your steps back to the entrance hallway to climb the stairs with a contemporary glazed balustrade to your first floor.

Upstairs...

To the first floor landing connects you to three bedrooms and an impressive 3 piece family bathroom. Bedroom one and two benefit from built in storage, bedroom three offers built in shelving. The modern bathroom includes wc, vanity wash basin, "L" shaped bath with a shower above.

Outside...

To the rear of the home is a generous sized garden, you are greeted with a spacious timber decked patio perfect to set up your garden furniture to enjoy the summer sun, the flagged patio area would be ideal to position your BBQ. There is an astro-turf lawned garden for the kids to play and a decorative stoned area. To the front is a driveway with provisions for an EV charger if desired.

Out And About...

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

village is increasingly popular with its own 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 or Blackburn, and we have some of the best schooling in Greater Manchester close by.

£230,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



- Fully Renovated Town House
- Lounge With Bay Window
- Impressive "L" Shaped Kitchen-Family Room
- Three Bedrooms
- Stunning 3 Piece Bathroom
- Generous Sized Landscaped Gardens/Driveway
- Close To First Class Schools & Bromley Cross Rail Station
- NO CHAIN

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454 Darwen Road Bromley Cross Bolton

Entrance Hallway



Lounge



Impressive "L" Shaped Open Plan Kitchen Diner



Additional Pictures





Additional Pictures



First Floor



Bedroom 1



Bedroom 2





Bedroom 3



Stunning 3 Piece Bathroom



Outside



Additional External Pictures



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