

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.

6 Dearncamme Close, Bolton, BL2 3FT

Welcome to 6 Dearncamme Close...An impressive detached family home, set within a highly sought-after development close to Rigby's Woodland and the Jumbles Reservoir, and just a short walk from Bromley Cross Rail Station. Perfectly placed for Turton and Canon Slade High Schools, this home is ideally suited to family life. The accommodation briefly comprises a spacious lounge, light-filled conservatory, fabulous kitchen-diner, bar, utility and guest W.C. Upstairs, three well-proportioned bedrooms include an en-suite shower room, alongside a stylish 3-piece family bathroom. Early viewing is highly recommended to fully appreciate the setting, space and lifestyle this home offers.

A Closer Look...

After parking on the large tarmac driveway, step into your entrance hallway, you'll pass the handy downstairs Wc, perfect for visiting guests. The first room to discover is your lounge, you'll notice the stylish oak/glazed internal doors, a contemporary style wall mounted electric fire will create a warm glow. The next room to discover is your spacious kitchen-diner, featuring grey fitted wall and floor units including built in oven and microwave, gas hob with an extractor hood above, sink unit, integrated dishwasher and fridge freezer. A door flows from the kitchen through to the bar, this is perfect for entertaining family and friends, next to this room is a utility. From the dining area of the kitchen a sliding patio door leads to the generous sized conservatory, a lovely room to sit and relax in, whilst looking over the impressive rear garden, doors from this room will allow a cool breeze through during those warmer summer months. There is also internal access to garage including space that can be used for storage and a handy utility area.

Bedtime & Baths...

The landing connects you to three good sized bedrooms and your family 3 piece shower room. The master bedroom benefits from an en-suite shower room. From the front bedroom windows you have views over the small play ground, perfect to keep an eye on the kids whilst they have fun with siblings and friends.

Outside Oasis...

The gardens are extremely impressive, featuring a large grey composite decked patio area, including a stylish timber covered seating area, so even the rain can't dampen your fun! This is the perfect spot to dine al-fresco, during those summer months. Set up the sun loungers and BBQ on the extensive decked patio whilst relaxing with family and friends. There is a artificial-lawned garden bordered by an attractive

selection of plants. To the front is a large tarmac double width driveway, providing parking for several vehicles.

A fabulous property inside and out, internal inspection highly recommended!

Out and About...

Turton Heights is one of the most sought-after developments in the area! Positioned on the fringe of The Jumbles Country Park, there is plenty to do for nature-enthusiasts. Exceptionally well placed for schooling at all levels including Eagley Infants, Eagley Juniors, Turton High and Canon Slade, which are all within walking distance. Of course, the home is within walking distance of all local amenities and Bromley Cross Train station too.

£385,000

www.williamthomasestates.co.uk
454 Darwen Road Bromley Cross Bolton



- Stunning Detached Family Home
- Highly Desirable Location
- Lounge/Conservatory
- Kitchen-Diner/Bar
- Utility Room/Downstairs Wc/Store
- Three Bedrooms/En-Suite Shower Room
- 3 Piece Family Bathroom
- Wonderful Professionally Landscaped Gardens
- Internal Inspection Highly Advised

6 Dearncliffe Close, Bolton, BL2 3FT

Welcome to 6 Dearncliffe Close...An impressive detached family home, set within a highly sought-after development close to Rigby's Woodland and the Jumbles Reservoir, and just a short walk from Bromley Cross Rail Station. Perfectly placed for Turton and Canon Slade High Schools, this home is ideally suited to family life. The accommodation briefly comprises a spacious lounge, light-filled conservatory, fabulous kitchen-diner, bar, utility and guest W.C. Upstairs, three well-proportioned bedrooms include an en-suite shower room, alongside a stylish 3-piece family bathroom. Early viewing is highly recommended to fully appreciate the setting, space and lifestyle this home offers.

A Closer Look...

After parking on the large tarmac driveway, step into your entrance hallway, you'll pass the handy downstairs Wc, perfect for visiting guests. The first room to discover is your lounge, you'll notice the stylish oak/glazed internal doors, a contemporary style wall mounted electric fire will create a warm glow. The next room to discover is your spacious kitchen-diner, featuring grey fitted wall and floor units including built in oven and microwave, gas hob with an extractor hood above, sink unit, integrated dishwasher and fridge freezer. A door flows from the kitchen through to the bar, this is perfect for entertaining family and friends, next to this room is a utility. From the dining area of the kitchen a sliding patio door leads to the generous sized conservatory, a lovely room to sit and relax in, whilst looking over the impressive rear garden, doors from this room will allow a cool breeze through during those warmer summer months. There is also internal access to garage including space that can be used for storage and a handy utility area.

Bedtime & Baths...

The landing connects you to three good sized bedrooms and your family 3 piece shower room. The master bedroom benefits from an en-suite shower room. From the front bedroom windows you have views over the small play ground, perfect to keep an eye on the kids whilst they have fun with siblings and friends.

Outside Oasis...

The gardens are extremely impressive, featuring a large grey composite decked patio area, including a stylish timber covered seating area, so even the rain can't dampen your fun! This is the perfect spot to dine al-fresco, during those summer months. Set up the sun loungers and BBQ on the extensive decked patio whilst relaxing with family and friends. There is a artificial-lawned garden bordered by an attractive selection of plants. To the front is a large tarmac double width driveway, providing parking for several vehicles.

A fabulous property inside and out, internal inspection highly recommended!

Out and About...

Turton Heights is one of the most sought-after developments in the area! Positioned on the fringe of The Jumbles Country Park, there is plenty to do for nature-enthusiasts. Exceptionally well placed for schooling at all levels including Eagley Infants, Eagley Juniors, Turton High and Canon Slade, which are all within walking distance. Of course, the home is within walking distance of all local amenities and Bromley Cross Train station too.

£385,000

www.williamthomasstates.co.uk

454 Darwen Road Bromley Cross Bolton

Lounge



Kitchen-Diner





Additional Kitchen Pictures



Conservatory



Bar



Downstairs Wc



First Floor



Bedroom 1



En-Suite Shower Room



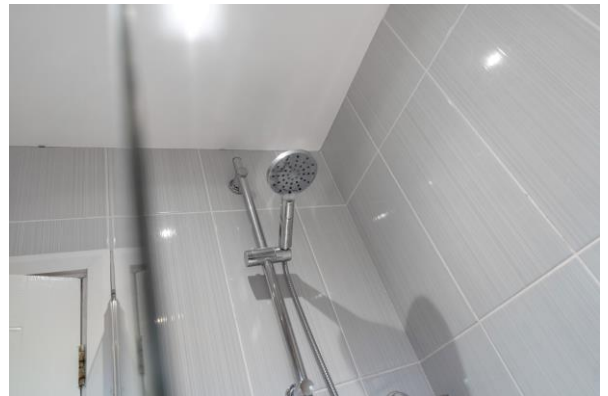
Bedroom 2



Bedroom 3



Family Bathroom



Outside



Additional Garden Pictures





Additional 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