

## **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.

### **36 Birtenshaw Crescent, Bromley Cross, Bolton, BL7 9LU**

**Welcome to 36 Birtenshaw Crescent...**An extended semi-detached dormer bungalow, offering generously sized living space and gardens to the rear, perfect for any keen gardener. Briefly comprising of a lounge, kitchen, dining room, ground floor double bedroom, a three piece ground floor bathroom, large upstairs double bedroom with a stylish four-piece ensuite bathroom. Located in Bromley Cross close to all local amenities such as shops, cafes, restaurants and takeaways plus an array of hairdressers, beauty salons, doctors and dentists'.

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

After parking on the driveway, step through the front door into a spacious entrance hallway. To your right, you'll find the kitchen, fitted with stone coloured wall and base units, complemented by quality worktops and a tiled splashback. Integrated appliances include a stainless steel sink, electric induction hob with extractor hood, eye-level oven and grill, and a dishwasher. There is also space for a fridge freezer and washing machine. Returning to the hallway, continue through to the dining room, which offers ample space for seating and a dining table, with sliding patio doors opening onto the rear garden - bringing the outside in on those warmer summer months. Just off the dining room is the lounge, positioned at the front of the home and featuring a large window with stylish plantation shutter blinds, a feature found throughout the property. A fireplace with a log burner creates a cosy focal point. Also accessed from the dining room is a double bedroom currently being used as a home office, a versatile space with patio doors leading to the rear garden. This room could easily be adapted for a variety of uses, including a second bedroom, study or snug. Completing the ground floor is the three-piece bathroom, comprising of a wash basin, WC, heated towel rail and a bath with overhead rain shower.

#### **Bedtime And Baths...**

Upstairs, you will find a spacious dormer bedroom with an ensuite. The bedroom benefits from a Velux window and dual-aspect windows, allowing an abundance of natural light to fill the space, along with ample room for storage. The ensuite has been recently fitted and still benefits from several months remaining on the guarantee. It features stylish, neutral-toned tiling with a feature wall, underfloor heating and a range of lighting options, as well as two Velux windows. The suite comprises a vanity basin, WC with concealed cistern, large walk-in wet room shower and a bath.

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

Stepping out onto the spacious decked patio, you'll find a thoughtfully designed outdoor retreat,

transformed by the current owners. With multiple areas for outdoor furniture, including a sheltered section and a charming wooden pergola, this is the perfect space to unwind and relax. There is a dedicated area for a BBQ, along with multiple outdoor power points and an external tap for added convenience. The lawn is bordered by mature shrubs and planting, offering an ideal space for gardening. An summer house / shed is also featured, complete with lighting and electricity, making it a versatile space suitable for a home gym, office, or a peaceful place to relax. To the side of the garden, a partitioned wooden wall can be opened up and give access to a bin store. A gate leads to the driveway, offering convenient parking.

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

Bromley Cross is acknowledged as one of Bolton's most prestigious locations and properties in this location are in high demand. Being on the fringe of the West Pennine Moors and close to beautiful countryside, it's a great choice if you love the outdoors. This property is situated in the heart of Bromley Cross village on Darwen road, with the local shops and the park a stone's throw away. Bromley Cross train station, local bus routes and excellent schooling are all on your doorstep too.

**£0.00**

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

454 Darwen Road Bromley Cross Bolton



- Semi-Detached Dormer Bungalow
- Two Reception Rooms
- Kitchen
- Two full Bathrooms
- Large Double Bedroom
- Second Double Bedroom
- Front And Rear Gardens
- Driveway
- Ideal Location in Bromley Cross - Close to Train Station & Shops

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Front Elevations



Kitchen





Dining Room



Lounge



Second Bedroom ( Currently used as a home office)





**Ground Floor Bathroom**



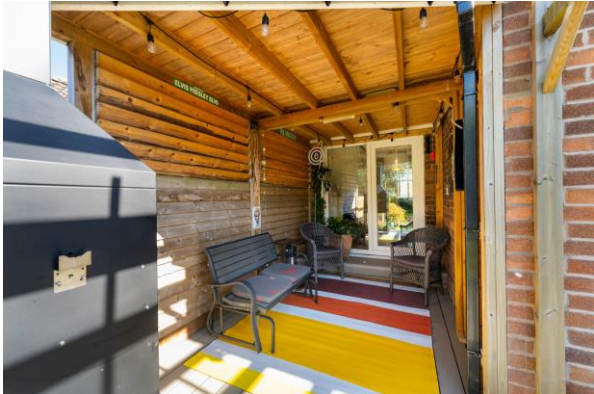
**Bedroom**



Four-Piece Ensuite



Rear Garden





Rear Garden



Summer House/ Shed



### Aerial Photo



### Surrounding Area



### Agents Notes

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