

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.

52 Birtenshaw Crescent, Bromley Cross, Bolton, BL7 9LU

Welcome to 52 Birtenshaw Crescent...A well-loved semi-detached bungalow with a loft conversion, offering well-proportioned living space. Briefly comprising of a lounge, kitchen, dining room, conservatory, ground floor master bedroom, three-piece ground floor shower room, two spacious first floor bedrooms, front and rear gardens, a driveway and a garage. 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...

Into the welcoming entrance hallway, the first room to discover is the kitchen, fitted with a range of cream wall and base units. Integrated appliances include a stainless steel sink, Stoves cooker with hob, extractor hood, under-counter fridge and a full-size freezer. Continuing down the hallway, the spacious lounge overlooks the front garden and features an attractive fireplace with an electric fire, creating a warm and cosy atmosphere. The dining room offers ample space for a dining table and entertaining, with patio doors leading into the bright and airy conservatory – an ideal spot to relax and enjoy your morning coffee. A rear door from the conservatory provides direct access to the garden.

Bedtime And Baths...

The generous master bedroom is conveniently located on the ground floor and enjoys views over the rear garden. Also situated on the ground floor is the part-tiled three-piece shower room, comprising a vanity wash basin, WC with concealed cistern and an enclosed shower. Upstairs, there are two further well-proportioned bedrooms, both benefiting from Velux windows that allow an abundance of natural light to flow into the rooms. Each bedroom also offers useful built-in storage, making excellent use of space.

Step Outside...

The spacious rear garden has been designed with ease of maintenance, featuring an Astro turf lawn and patio areas that are ideal for outdoor seating and entertaining. There is ample space for gardening and access to the garage as well as a secure side gate leading to the driveway and front garden. To the front there is a stone chipped garden and the driveway provides parking for two to three vehicles. The extended garage benefits from power and lighting and is fitted with an up-and-over door, offering excellent storage and workshop space.

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 Jumbles park is a stone's throw away. Bromley Cross train station, local bus routes and excellent schooling are all on your doorstep too.

£290,000

www.williamthomasstates.co.uk

454 Darwen Road Bromley Cross Bolton



- Semi-Detached Dormer Bungalow
- Three Reception Rooms
- Kitchen
- Three-Piece Shower Room
- Three Well-Proportioned bedrooms
- Front And Rear Gardens
- Driveway
- Garage
- Close To All Local Amenities

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Front Elevations



Entrance Hallway



Kitchen





Lounge



Dining Room



Conservatory



Hallway



Master Bedroom



Three-Piece Shower Room



Bedroom Two



Bedroom Three



Rear Garden



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