

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.

46 Hill Cot Road, Bolton, BL1 8RL

The Property...A well-loved three bedroom semi-detached home, situated just off Blackburn Road, ready to unpack and move in. Occupying a desirable corner plot, with scope to extend to the side and rear if desired, as a number of neighbouring properties have done so, subject to planning permission and building regs. It is ideal for those looking to be within a close distance of local amenities and transport links, with a peaceful location. Briefly comprising of two reception rooms, a kitchen, three bedrooms, a three-piece family shower room, garage and rear south facing garden.

Step Inside...

Into the entrance vestibule, you are welcomed into a spacious hallway featuring an understairs storage cupboard. To the left, the first reception room is currently used as a dining room and benefits from a large bay window that fills the space with natural light, along with a feature fireplace. To the rear of the property sits the cosy lounge with views over the rear garden through another bay window and a further feature fireplace creates a warm atmosphere, it also boasts a media wall to position your T.V. The kitchen also sits to the rear, fitted with wood effect gloss wall and base units and a composite stable style door leads out to the gardens.

Bedtime & Baths...

Retrace your steps to the entrance hallway and up the stairs, there are three bedrooms and a family bathroom. The master bedroom is a generous sized double, featuring a bay window. Bedroom two is also a well-proportioned double, enjoying pleasant views over the rear garden, while the third bedroom is a single and could be ideal as a child's bedrooms or even a home office. The family bathroom is fully tiled in grey tones and comprises of a vanity basin, WC and a large walk-in shower with both overhead and handheld attachments.

Step Outside...

Situated on a wonderful sized corner plot, with gardens to the rear and side. The rear garden is a south-facing garden, with a patio area ideal for outdoor furniture and entertaining, as well as a great-sized lawn bordered by plants and shrubs. The front of the property provides a driveway for ample off-road parking.

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Out & About...

Hill Cot Road is tucked away on a quiet street, within a short distance of Sharples and Astley Bridge, nearby to some fantastic walking routes, over Belmont and Eagley. You will also find local supermarkets, independent shops, restaurants, highly recommended schools such as Sharples High School, and great transport links close by.

£285,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



- Three Bedroom Mature Semi-Detached
- Generous Sized Corner Plot Perfect to Create Additional Living Accommodation
- Two Reception Rooms
- Kitchen
- Three Bedrooms
- Three-Piece Shower Room
- Rear Garden
- Driveway
- Close To All Local Amenities

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Front Elevations



Entrance Hallway



Dining Room





Lounge



Kitchen



First Floor Landing



Master Bedroom



Bedroom Two



Bedroom Three



Shower Room



Gardens



Rear Elevation



Aerial Photo



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