

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.

17 Lea Gate Close, Bolton, BL2 4AA

The property...A three-bedroom semi-detached family home located in Harwood, tucked away on a quiet estate. Briefly comprising of a entrance vestibule, lounge, open kitchen-diner, utility room, three well-proportioned bedrooms, stylish three-piece bathroom and an attic room. Externally, the property boasts a landscaped rear garden, garage and a tarmac driveway providing parking for up to three SUVs. Within easy walking distance of local schools and close to all local amenities, viewing is recommended to appreciate all this home has to offer!

Step Inside...

Step into the welcoming entrance vestibule, which leads through to a spacious hallway complete with useful storage space. The first room to discover is the well-proportioned lounge, a bright and inviting space featuring a charming fireplace and a large front-facing window that fills the room with natural light. To the rear of the property is the impressive open-plan kitchen and dining area, fitted with a range of gloss wall and base units. The dining space accommodates for a family dining table while also offering the perfect spot for a coffee station. Patio doors open directly onto the rear garden, blending the indoor and outdoor living spaces. Integrated appliances include a fridge freezer, double oven, electric hob, extractor hood, dishwasher, stainless steel sink and even a wine fridge. Leading off the kitchen is a practical utility room, with additional wall and base units providing ample storage, along with space for both a washing machine and tumble dryer. The utility room also offers convenient access to the rear garden and garage.

Bedtime & Baths...

To the first floor, there are three well-proportioned bedrooms, a contemporary three-piece family bathroom and access to the attic room. Positioned to the front of the property, the master bedroom is a generous double benefiting from fitted wardrobes and pleasant open aspects. Bedroom two is another well-sized double, while bedroom three is currently used as a child's bedroom but could equally make an ideal home office or dressing room. The stylish family bathroom has been recently refitted by the current owners and is fully tiled throughout. It comprises a concealed-cistern WC, vanity basin, fitted storage, bath with overhead shower, chrome heated towel rail and a heated mirror. The attic room, is flooded with natural light from a Velux window and benefits from useful eaves storage, making it ideal for a variety of uses.

Step Outside...

Externally, the property boasts a landscaped rear garden, featuring an Indian stone patio that provides the perfect space for outdoor seating, alongside a lawn bordered by planted flower beds and mature shrubs. To the front, a generous tarmac driveway provides off-road parking for up to three SUVs and leads to the garage, complete with an up-and-over door.

The Location...

The property is ideally placed in Harwood Village with excellent amenities including high regarded primary and secondary schools, including St Maxentius CofE, Canon Slade CofE and Turton School. Local shops are all within walking distance and Bromley Cross Train Station isn't too far away. The idyllic location is also within a stone's throw of the Kingfisher Trail leading to Bradshaw Hall Fisheries, Bradshaw Tennis and Cricket Club and the Jumbles Country Park. There are also some great restaurants including Baci and Bill & Co.

£0.00

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



- Semi-Detached Family Home
- Lounge
- Kitchen-Diner
- Utility Room
- Three Bedrooms
- Modern Three-Piece Bathroom
- Attic Room
- Landscaped Rear Garden
- Driveway And Garage
- Close To All Local Amenities

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Front Elevation



Entrance Hallway



Lounge





Kitchen-Diner



Kitchen-Diner



Utility Room



First Floor Landing



Master Bedroom



Bedroom Two



Bedroom Three



Three-Piece Family Bathroom



Attic Room



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