

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.

12 Carlisle Street, Bromley Cross, Bolton, BL7 9JF

Welcome to 12 Carlisle Street...A impressive semi-detached family home with gardens to the front and the rear, a driveway and detached garage. Located on a quiet street in the heart of Bromley Cross, this home is perfectly situated for local schools, shops and amenities, and is within walking distance of Bromley Cross train station for those who commute into Manchester.

A Closer Look...

After parking on the driveway, step through the front door into the entrance hallway, hang your coat up and take the door on your right into the lounge. A spacious room with a windows to the front, offering plenty of natural light, a gas fire gives the room a warm glow. The modern kitchen-diner sits to the rear of the home, with a range of fitted base and wall units and integrated oven, 5 ring gas hob with an extractor hood above. Integrated fridge, freezer, a utility cupboard houses the washing machine and dryer, an exit door leads to the rear garden.

Up to Bed...

Upstairs, there are three bedrooms and a fabulous family bathroom, as well as access to the loft. Two of the bedrooms are good sized doubles, and the third is a spacious single. The family bathroom, with stylish fully tiled elevations, has a shower over the bath, W.C with concealed flusher., vanity wash basin and heated towel rail.

Outside...

To the rear is a flagged patio, access to the detached garage and a tiered lawn. To the front of the home is a lawned garden and a block paved driveway. The rear garden consists of a flagged patio as you step into the garden, steps lead to a lawned garden and a timber decked patio to set up your garden furniture to enjoy the summer sun!

Out & About...

Situated on Carlisle Street in Bromley Cross, a convenient location if you need to be within walking distance of the train station taking you straight to Manchester city centre. The village has lots to offer including shops, cafes, restaurants and bars as well as doctors, dentist, optician, library and much much more. When

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you want to get out for tranquil walks you have the fabulous countryside on your doorstep including The Jumbles Country park.

Bromley Cross has a choice of excellent schools close by including Eagley Primary and Turton High School just a short distance away.

£250,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



- Impressive Semi-Detached Home
- Modernised Throughout
- Lounge
- Stunning Kitchen-Diner
- Three Bedrooms
- Fabulous 3 Piece Bathroom
- Gardens/Garage/Driveway
- Internal Inspection Highly Advised

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Entrance Hallway



Lounge



Impressive Kitchen-Diner



Additional Kitchen Pictures



Utility Cupboard



Bedroom 1



Bedroom 2



Bedroom 3



Modern 3 Piece Bathroom





Outside



Additional External Pictures



Driveway/Garage



First Floor



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