



**WILLIAM
THOMAS**
SALES & LETTINGS

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info@wtestates.co.uk

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 The Crescent, Bromley Cross, Bolton, BL7 9JR

Welcome to 46 The Crescent...A semi-detached property set in the heart of Bromley Cross, offered with no onward chain - ideal for first-time buyers, growing families or investors. Briefly comprising of lounge, kitchen-diner, two double bedrooms and a 3-piece bathroom, with gardens to the front and rear. Ideally located within walking distance to local shops, schools and the train station, viewing is highly recommended!

A Closer Look...

Step through the front door into your entrance hallway, a staircase leads to your first floor but first lets see what the downstairs has to offer. The first room to discover is your lounge with a window looking over the front garden. The kitchen sits to the rear and has an exit door leading to the rear garden. Retrace your steps to the entrance hallway to climb the stairs to your first floor.

Upstairs...

Take the stairs up to the first floor, where you'll find two large double bedrooms and your 3 piece bathroom. The bathroom has part tiled elevations with a shower above the roll-top bath, W.C., pedestal wash basin and radiator.

Into the Garden...

A lawned garden gives you plenty of space to set up your garden furniture, to the front is a lawned garden with steps leading to the front door.

Out And About...

Situated on The Crescent, Bromley Cross which is acknowledged as one of Bolton's most desirable locations due to its being on the fringe of the West Pennine Moors and close to beautiful countryside. The village is increasingly popular with its own shops, cafes, restaurants and takeaways plus an array of hairdressers, beauty salons, doctors, dentists, and opticians... The list goes on! The train station takes you directly to Manchester or Blackburn, and we have some of the best schooling in Greater Manchester close by.

46 The Crescent, Bromley Cross, Bolton, BL7 9JR

£170,000

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- Semi Detached Property
- Lounge
- Kitchen-Diner
- Two Double Bedrooms
- 3 Piece Bathroom
- Gardens
- NO CHAIN/Internal Inspection Highly Advised

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Entrance Hallway



Lounge



Kitchen-Diner



First Floor



Bedroom 1





Bedroom 2



3 Piece Bathroom



Outside



Additional Pictures



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