

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.

5 Wellington Mews, Edgworth, Bolton, BL7 0EP

The Property...A well-presented stone town house, set in the much sought after Edgworth Village, with the tranquil sound of the flowing brook in the background, which pleasantly backs onto the rear garden. Briefly comprising of lounge-kitchen-diner, conservatory, downstairs WC, four bedrooms, the master with an ensuite, three-piece family bathroom, front and rear gardens and two allocated parking spaces.

Step Inside...

Into the hallway, kick off your shoes and hang up your coats before entering the open plan lounge-kitchen-diner, a lovely bay window in the lounge area looks over the front garden and woodland, the vendors regularly spot a family of deer wandering through the woods. Continue through to into your kitchen and dining area, the kitchen is fitted with wall and base units complemented by a central island with a breakfast bar. Integrated appliances include an oven, dishwasher, hob and extractor hood, as well as space for a washing machine, dryer and a fridge freezer. Sliding doors open up to the conservatory, that then leads out to the rear garden and has been recently fitted with an insulated roof. This room offers a versatile space to use as a second reception room, snug or play room if desired.

Bedtime & Baths...

Retrace your steps to the entrance hall and upstairs you will discover four bedrooms and the family bathroom. The master bedroom, is situated to the front of the home and benefits from views towards the woodland as well as an ensuite. The ensuite is fully tiled and comprises of an enclosed shower, WC and a wash basin. Bedroom two is a spacious double size used as a walk-in wardrobe and bedroom three is a well-proportioned single. The family bathroom is fitted with a bath with overhead shower, wash basin, WC and a chrome heated towel rail. Take a further set of stairs up to bedroom four, a large double featuring a Velux window allowing for ample natural light, eaves storage and a walk-in wardrobe space.

Step Outside...

Into the low maintenance rear garden with an Astro-turfed lawn and a composite decked patio area perfect to set up your garden furniture to sit and relax. There is the soothing sound of the flowing brook behind the garden fence. A side gate takes you to the front garden and allocated parking spaces.

The Location...

Situated in Edgworth, a traditional English village known for its pretty stone properties where walks and countryside beckon within your easy reach. The church and primary school allow families to fully immerse themselves in all that village life has to offer and in the centre, an assortment of amenities are on hand, including a selection of local shops, doctors', dentist, post office and hairdresser. For sports, Edgworth boasts a cricket club and a bowling green whilst The Barlow is the hub of the village, hosts an array of activities for all ages.

£400,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



**WILLIAM
THOMAS**
SALES & LETTINGS

www.williamthomasestates.co.uk

01204 590130

info@wtestates.co.uk



- Beautifully-Presented Town House
- Open Plan Lounge-Kitchen-Diner
- Conservatory
- Downstairs WC
- Four Bedrooms, The Master With An Ensuite
- Family Bathroom
- Front And Rear Gardens
- Allocated Parking
- Peaceful Location
- Viewing Is Highly Advised

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Front Elevations



Entrance Hallway



Lounge-Kitchen-Diner





Lounge-Kitchen-Diner



Conservatory



Landing



Master Bedroom



Ensuite



Bedroom Two



Bedroom Three



Family Bathroom



Bedroom Four



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