WILLIAM THOMAS
SALES & LETTINGS
www.williamthomasestates.co.uk 01204 590130 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.

9 Brookdale, Belmont, Bolton, BL7 8BR

Welcome to 9 BROOKDALE... A spacious 3 Bedrooms mews offered with NO CHAIN, Located in a highly desirable cul-de-sac within the sought after Belmont village being close to countryside walks, sailing club, pubs and transport links to the M65, this property offers good sized accommodation with a convenient location. The property has a lovely curb appeal, a 2/3 car driveway, a well maintained front and back lawn and and an attached garage to the property, perfect for extra storage. This property comprises of Porch, Living room with a gas fire to give the room a warm glow, dining room with access to the rear garden, kitchen with ample storage and room for appliances, 4 piece bathroom, 2 double Bedrooms and a single bedroom all with fitted wardrobes to keep the bedrooms neat and tidy. The Cul-de-sac is secure and boast beautiful views over the moors, with easy access onto Belmont Road.

Viewing is highly recommended to appreciate everything that this property has to offer! There is no upward chain to this one either.

A Closer Look...
Stepping through into the Porch, take off your shoes and hang up your coat before you are welcomed into the spacious living area, complete with a gas feature fire and beautiful frontal views of the moors. Oak double doors lead you through to the dining room, which has ample space for a family dining table and access to the rear garden through a white PVC door, there's also a floor to ceiling window which allows natural light to flow through. To finish off the ground floor there's a spacious fitted kitchen with oak affect wall and base units for storage and plenty of work top space. The walls have a tiled splash backs, with under cabinet lighting and multiple electric sockets for your counter top appliances.

TAKE A LOOK UPSTAIRS…

Head up the carpeted staircase and off the landing, you'll find a 4 piece bathroom, and 3 spacious bedrooms and a storage cupboard. The 4 piece Bathroom comprises a Bath, an enclosed shower cubicle, wash basin and W/C. The bathrooms finished with floor and wall tiles, and there's 2 double windows for natural light. Bedroom one and two are both spacious rooms with fitted wardrobes and would comfortably

fit a double or king size bed. Bedroom three is more comfortably a singled bedroom with fitted storage and space for a desk. Both bedrooms one and three are positioned at the front of the property which overlooks the beautiful moors, perfect to wake up to in the morning.

Outside…

The property is on a quiet cul-de-sac just off Belmont road. The property looks well maintained from the front with a large lawn and a long drive way for up to 3 cars. At the top of the driveway there is the bonus of a single garage with electrics already installed inside, on Brookdale it's rare to have the garage attached to the property so this makes it very convenient for all your storage!

The Location...

Belmont village is in a semi-rural location on the edge of Bolton. It is a highly desirable area and caters for a good variety of purchasers from younger growing families to those retiring at the end of a longer career and seeking a rural retreat. Fantastic views and countryside walks surround the property, making this the ideal location for people who love walking / hiking and the village way of life. There are a selection of pubs, cafes and restaurants close by and Belmont Primary School is a stones throw away.

£225,000

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- Three Bedroom Mews Style Property
- Porch
- Living Room
- Kitchen
- Dining room
- 4-piece Bathroom
- Front and Back Gardens
- Driveway and Garage
- On the doorstep to Open Countryside
- No Chain

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454 Darwen Road Bromley Cross Bolton

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Front External



Lounge









Dining room



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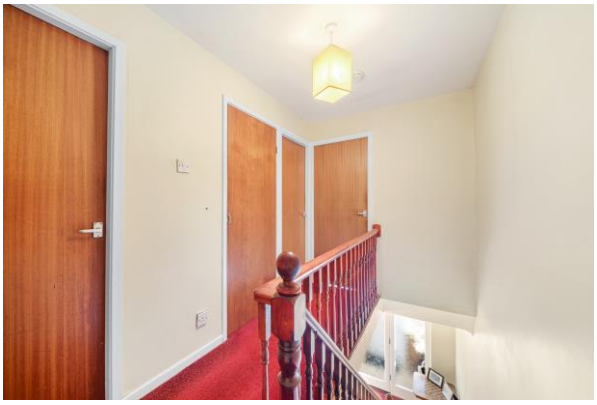
Kitchen







Hallway



Bedroom one









Bedroom two







Bedroom three





4-Piece Bathroom







Rear Garden









Additional Front externals






Additional Garden




Agents Notes

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