

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.

130 Hough Lane, Bromley Cross, Bolton, BL7 9DE

Are you going to be the lucky new owner of this exceptional stone cottage?

The Property

The property has just been tastefully modernised throughout to a high standard, simply unload all of your furniture and this house will be your home, you're sure to feel settled and comfy immediately! You can't help but be impressed with the care and updates that have been injected into this two bedroom, mid-terrace cottage. Modern Kitchen and impressive shower room, electrics, heating system, grey windows and carpets...log burning stove, the list goes on... It's simply stunning, you'll have to be quick with this one!

Step Inside- A real treat awaits you as you enter through the cottage from the anthracite grey front door into the lounge, a window with plantation shutter blinds allows light to flood into this space. The colour palette in the cottage is fully coordinated throughout...bright and airy rooms complimented by a stylish laminate floor and grey carpets. There is a feature fireplace with a random stone surround which attractively frames the log burner stove, imagine enjoying your favourite tippie with the fire roaring away, during those winter months! You'll notice the brushed steel spindled staircase separating the lounge and kitchen, it's a modern open plan set up with the breakfast bar connecting these two rooms with stool seating to enjoy your morning brew! An anthracite grey period style radiator will keep the lounge cosy warm!

The kitchen to the back of the cottage has new pvc double door providing access to the beautiful garden which backs onto open woodland so not overlooked. The newly fitted kitchen has white high gloss wall and floor units, integrated washing machine, built in oven and hob with extractor above. A cupboard houses the gas fired central heating boiler unit.

Up to Bed- Retrace your steps back to the lounge and climb the stairs to the first floor. To the first floor you'll discover two bedrooms and an impressive shower room. The sleek shower room includes a double tiled/glazed shower cubicle, contemporary vanity wash basin and WC with concealed flusher. Beautifully tiled with a mirror with lighting. The main bedroom, a large double with a lovely view looking down the cobbled road of Papermill and woodland. Bedroom two is to the rear and also has pleasant aspects looking over the pretty rear garden and woodland.

Step Outside- Leading out from the kitchen, a generous sized Indian Stone flagged patio and newly laid lawned garden awaits for you to sit out and fire up the BBQ on a summers evening, or take your magazine out on a Sunday morning and put your feet up with a brew.

Out And About- Situated on Hough Lane, Bromley Cross which is acknowledged as one of Bolton's most prestigious locations due to its being on the fringe of the West Pennine Moors and close to beautiful countryside. It's a short walk to Eagley Brook and open fields, perfect for anyone with dogs. 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 city and we have some of the best schooling in Greater Manchester close by.

£210,000

www.williamthomasestates.co.uk
454 Darwen Road Bromley Cross Bolton



- Charming Stone Cottage
- Lounge with Log Burning Stove
- Impressive Fitted Kitchen
- Two Bedrooms
- Fabulous 3 Piece Shower Room
- Landscaped Gardens Backing into Woodland
- Internal Inspection Highly Advised

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