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.

21 Sandford Close, Bolton, BL2 3NH

Welcome to 21Sandford Close…An impressive semi-detached three-bedroom home situated in the heart of Harwood. Briefly comprising of an entrance porch, lounge, extended kitchen-diner, utility room, three bedrooms and a three-piece bathroom. Externally, the property benefits from an extensive rear garden, a versatile annex and a driveway for two-three vehicles. This property is set within easy walking distance of local schools and close to all local amenities, viewing is recommended to appreciate all this home has to offer!

Step Inside...
Into the welcoming porch and through to the entrance hallway, where the first room to discover is the lounge. Positioned to the front of the home, this inviting space features a large window allowing plenty of natural light to flood in, alongside a feature fireplace with a gas fire for cosy evenings in.Continue through to the impressive extended kitchen-diner, offering ample space for a dining table and featuring patio doors that open out onto the rear garden. The kitchen is fitted with sleek white wall and base units, complemented by a breakfast bar – perfect for casual dining or enjoying your morning coffee. Integrated appliances include a fridge freezer, oven and grill, electric hob, extractor hood and a wine fridge. Justoff the dining area there is a separate utility room, fitted with a base unit and a stainless steel sink, along with space for an under-counter fridge, washing machine and a tumble dryer.

Bedtime & Baths...
Upstairs there are three spacious bedroom and a three-piece family bathroom.The master bedroom is well-sized and benefits from fitted wardrobes, while bedroom two also features fitted wardrobes and enjoys pleasant views over the rear garden. Bedroom three is currently used as a home office with built-in storage and could be equally suited as a single bedroom.The family bathroom comprises a WC, vanity wash basin and a bath with an overhead shower.

The Annex...
Situated in the rear garden, you will find the added benefit of a versatile annex, currently used as a bar and games room. Offering flexibility, this space could easily be adapted to suit a variety of needs, whether that be accommodation for a family member, a games room, a home gym or even a cinema room.The annex comprises a spacious main room, with a hallway leading through to a separate kitchen area, fitted with

base units and a stainless steel sink, alongside space for appliances. Completing the accommodation there is a shower room, fully tiled and fitted with a wash basin, WC and enclosed shower.

Step Outside...
The extensive rear garden offers two separate patio areas, with a decked space positioned directly outside the patio doors and a further flagged patio towards the rear of the garden. Both areas provide the perfect spots to set up your outdoor furniture and enjoy the warmer summer months. Set between the two patios is a well-maintained lawn, surrounded by space for gardening. A secure side gate provides access to the front of the property, where there is an easy-to-maintain garden and a driveway offering parking for two to three vehicles.

The Location...
The property is ideally placed in Harwood Village with excellent amenities including high regarded primary and secondary schools, including Hardy Mill Primary School a stones throw away, Harwood Meadows Primary School just up the road, St Maxentius CofE, Canon Slade CofE and Turton School. Local shops are all within walking distance and Bromley Cross Train Station isn't too far away. The idyllic location is also within a stone's throw of the Kingfisher Trail leading to Bradshaw Hall Fisheries, Bradshaw Tennis and Cricket Club and the Jumbles Country Park. There are also some great restaurants including The Crofters, Baci and Bill & Coo to name a few.

£360,000

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



- Semi-Detached Family Home
- Lounge
- Extended Kitchen-Diner
- Utility Room
- Three Bedrooms
- Three-Piece Bathroom
- Annex
- Large Rear Garden
- Driveway
- Close To All Local Amenities

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Front Elevations







Hallway





21 Sandford Close, Bolton, BL2 3NH

Lounge









Impressive Kitchen-Diner









Impressive Kitchen-Diner









Additional Photos







Utility Room



Landing



Master Bedroom







Bedroom Two





Bedroom Three



Three-Piece Bathroom





Rear Garden









Rear Garden









Garden







Annex

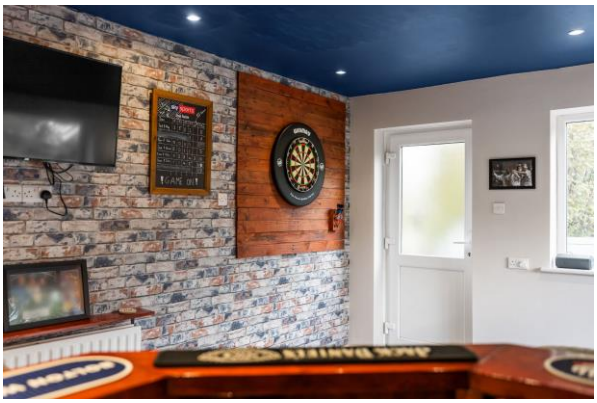


Bar/ Games Room









Hallway





Kitchen



Shower Room





Rear Elevation





Aerial Photo



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