

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.

161 Greens Arms Road, Turton, Bolton, BL7 0NA

The Property... 161 Greens Arms Road is a well-loved semi-detached family home offered with no onward chain, offering the perfect opportunity to add your own touch to a property. Set in Chapelton village with stunning views, fabulous walks and open countryside on your doorstep. Briefly comprising of an entrance hall, dining room, lounge, kitchen, three bedrooms and a family bathroom with a separate WC. Externally, the property boasts both front and rear gardens, with a driveway and a garage to the front.

A Closer Look...

Step into the welcoming entrance hall, which benefits from a useful under-stairs storage cupboard. To your left, you will find the dining room, positioned to the front of the home and featuring a bay window overlooking the garden. Double doors open into the extended lounge, where sliding patio doors provide access to the rear garden and showcase fantastic countryside views across the surrounding fields. The kitchen is fitted with wall and base units and integrated appliances include an oven and grill, gas hob, extractor fan and dishwasher. There is also space for a fridge freezer, washing machine and tumble dryer.

Bedtime And Baths...

To the first floor there are three bedrooms, each with lovely views and a family bathroom with a separate WC. The master bedroom is a generous size benefitting from fitted wardrobes and a bay window to the front of the property. Bedroom two is a spacious double with fitted storage and views over the rear fields and bedroom three is a well-sized single. The bathroom is fully tiled and fitted with a vanity basin, heated towel rail and an enclosed shower. Located next to the bathroom there is a separate WC.

The Garden...

Step out into the rear garden, where a flagged patio area provides the perfect spot for your outdoor furniture, allowing you to relax and take in the beautiful views during the warmer summer months. Steps lead down to the lawn, which backs onto open fields and is surrounded by ample space for gardening. A secure side gate provides access to the front garden, driveway and garage, which is complete with an up-and-over door.

For those who enjoy the great outdoors, this property is ideally positioned for scenic walks, with Wayoh Reservoir just across the road. From here, you can enjoy picturesque walks through the surrounding countryside and The Entwistle Reservoir.

The Location...

A perfect choice for those who need to be close to the train station, want the kids to be able to walk to school and long to be on the doorstep to open countryside...with this location you have it all. Perfectly placed in the heart of the Lancashire countryside in the award winning village of Chapeltown, bordering Turton and Edgworth with Bromley Cross railway station approximately 2 miles away giving access to the National Rail Link and Manchester within a 25 minute train journey. However, the real beauty of this area lies in its tranquillity and natural charm with plenty of peaceful woods, rolling fields, moorland walks, small valleys, nature reserves, streams and reservoirs. The location is ideal for outdoor enjoyment and relaxation. Grab your boots and just a hop skip and a jump away you are at the Entwistle & Wayoh Reservoirs which opens up to stunning walks and countryside to enjoy. If you fancy dining out then you have a choice of restaurants, pubs and cafes on the doorstep too.

£375,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



**WILLIAM
THOMAS**
SALES & LETTINGS

www.williamthomasestates.co.uk

01204 590130

info@wtestates.co.uk



- Semi-Detached Family Home
- No Chain
- Lounge
- Dining Room
- Kitchen
- Three Bedrooms
- Bathroom And Separate WC
- Scenic Views
- Front And Rear Gardens
- Driveway And Garage

161 Greens Arms Road, Turton, Bolton, BL7 0NA

The Property... 161 Greens Arms Road is a well-loved semi-detached family home offered with no onward chain, offering the perfect opportunity to add your own touch to a property. Set Chapeltown village with stunning views, fabulous walks and open countryside on your doorstep. Briefly comprising of an entrance hall, dining room, lounge, kitchen, three bedrooms and a family bathroom with a separate WC. Externally, the property boasts both front and rear gardens, with a driveway and a garage to the front.

A Closer Look...

Step into the welcoming entrance hall, which benefits from a useful under-stairs storage cupboard. To your left, you will find the dining room, positioned to the front of the home and featuring a bay window overlooking the garden. Double doors open into the extended lounge, where sliding patio doors provide access to the rear garden and showcase fantastic countryside views across the surrounding fields. The kitchen is fitted with wall and base units and integrated appliances include an oven and grill, gas hob, extractor fan and dishwasher. There is also space for a fridge freezer, washing machine and tumble dryer.

Bedtime And Baths...

To the first floor there are three bedrooms, each with lovely views and a family bathroom with a separate WC. The master bedroom is a generous size benefitting from fitted wardrobes and a bay window to the front of the property. Bedroom two is a spacious double with fitted storage and views over the rear fields and bedroom three is a well-sized single. The bathroom is fully tiled and fitted with a vanity basin, heated towel rail and an enclosed shower. Located next to the bathroom there is a separate WC.

The Garden...

Step out into the rear garden, where a flagged patio area provides the perfect spot for your outdoor furniture, allowing you to relax and take in the beautiful views during the warmer summer months. Steps lead down to the lawn, which backs onto open fields and is surrounded by ample space for gardening. A secure side gate provides access to the front garden, driveway and garage, which is complete with an up-

and-over door.

For those who enjoy the great outdoors, this property is ideally positioned for scenic walks, with Wayoh Reservoir just across the road. From here, you can enjoy picturesque walks through the surrounding countryside and The Entwistle Reservoir.

The Location...

A perfect choice for those who need to be close to the train station, want the kids to be able to walk to school and long to be on the doorstep to open countryside...with this location you have it all. Perfectly placed in the heart of the Lancashire countryside in the award winning village of Chapeltown, bordering Turton and Edgworth with Bromley Cross railway station approximately 2 miles away giving access to the National Rail Link and Manchester within a 25 minute train journey. However, the real beauty of this area lies in its tranquillity and natural charm with plenty of peaceful woods, rolling fields, moorland walks, small valleys, nature reserves, streams and reservoirs. The location is ideal for outdoor enjoyment and relaxation. Grab your boots and just a hop skip and a jump away you are at the Entwistle & Wayoh Reservoirs which opens up to stunning walks and countryside to enjoy. If you fancy dining out then you have a choice of restaurants, pubs and cafes on the doorstep too.

£375,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton

External Elevations



Feature Photo



Entrance Hallway



Dining Room



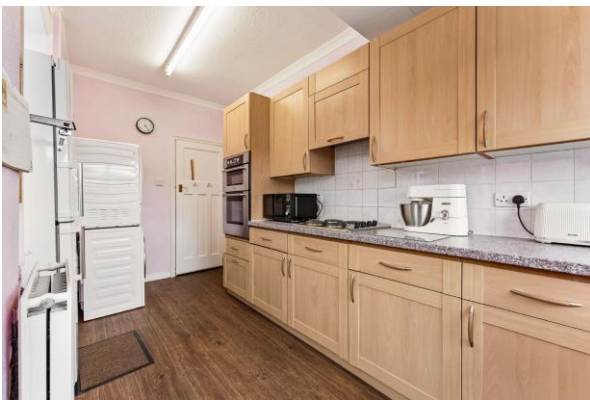
Lounge



Views



Kitchen



Feature Photo



Landing



Master Bedroom



Bedroom Two



Bedroom Three



Bathroom And WC



Rear Garden



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