

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.

37 Castle Croft, Bolton, BL2 3QT

Welcome to 37 Castle Croft... Situated within a quiet cul-de-sac, just a short walk from the heart of Harwood, this three-bedroom semi-detached home is ideally placed close to a range of local amenities and transport links. The property briefly comprises an entrance porch, spacious lounge, utility room, extended kitchen-diner, three well-proportioned bedrooms and a three-piece family bathroom. Externally, the property benefits from both front and rear gardens, alongside a driveway and a garage.

Step Inside...

Into the welcoming entrance porch, the perfect place to kick off your shoes before heading through to the spacious lounge. This room benefits from a useful under-stair storage cupboard and positioned opposite the staircase is a handy utility space, offering room for a tumble dryer and additional household appliances. Continue through to the impressive kitchen-diner, where white shaker-style wall and base units are complemented by a white splashback and a breakfast bar - the perfect spot to enjoy your morning coffee. Integrated appliances include double ovens, a hob, extractor hood, fridge freezer and a microwave, with additional space for a dishwasher and washing machine. The kitchen opens into a generous dining area, offering a versatile space that could also be used as a second reception room and patio doors lead directly out to the rear garden.

Bedtime And Baths...

Upstairs you will discover three well-proportioned bedrooms and a modern three-piece bathroom. The master bedroom is a spacious double positioned to the front of the home, while bedroom two is also a double and is currently being used as a dressing room. Bedroom three is a single room, used as a home gym, but would also make an ideal home office or even a hobby room. The bathroom is fully tiled and fitted with a vanity basin, WC, heated towel rail and a bath with both overhead and handheld shower fittings.

Step Outside...

Into the rear garden, where a generous flagged patio area provides the perfect spot for outdoor furniture, surrounded by space for gardening. To the side of the property, a large driveway offers ample off-street parking alongside a garage, while the front of the home features a well-maintained lawn.

The Location...

The property is ideally placed in Harwood Village with excellent amenities including high regarded primary and secondary schools, including St Maxentius Cof E, Canon Slade Cof E 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, Bill & Co and Roka to name a few.

£0.00

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



**WILLIAM
THOMAS**
SALES & LETTINGS

www.williamthomasestates.co.uk

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- Semi-Detached Three-Bedroom Home
- Lounge
- Extended Kitchen-Diner
- Utility Room
- Three-Bedrooms
- Three-Piece Bathroom
- Front And Rear Gardens
- Driveway And Garage
- Located Close To All Local Amenities

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Front Elevations



Lounge





Kitchen-Diner



Kitchen-Diner



Landing



Master Bedroom



Bedroom Two



Bedroom Three



Bathroom



Rear Garden



Garage And Driveway



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