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.

16 Winton Grove, Bolton, BL3 4UX

The Property... Welcome to 16 Winton Grove, a three-bedroom detached bungalow offered to the market with no onward chain. Situated in the popular area of Lady Bridge, conveniently located close to a range of local amenities and transport links. The property briefly comprises a spacious lounge, kitchen, conservatory, three bedrooms and a four-piece bathroom. Externally, there are gardens to both the front and rear, a driveway and a garage. Offering potential for buyers looking to add their own touch.

A Closer Look...
Step into the welcoming entrance porch, which benefits from two useful storage cupboards, one of which houses the boiler and provides space for a washer-dryer. Continue through to the spacious lounge, featuring a fireplace with a gas fire and a large front-facing window overlooking the front lawn. The hallway provides access to all three bedrooms, the four-piece bathroom, kitchen and conservatory. Positioned to the end of the hallway, the kitchen is fitted with wooden wall and base units. Integrated appliances include a double oven, hob and extractor hood, with space for a dishwasher, under-counter fridge and freezer. Sliding patio doors open into the conservatory, providing a versatile second reception room with views over the rear garden - perfect to enjoy your morning cup of coffee.

Retrace your steps to the hallway and you will find the master bedroom, enjoying pleasant views over the rear garden and benefitting from fitted furniture. Bedroom two is a well-proportioned single room, also featuring fitted furniture and wardrobes, while bedroom three is a generous double bedroom, currently used as a dining room. The four-piece family bathroom is part-tiled and fitted with a WC, wash basin, bath and an enclosed shower.

Step Outside...
The rear garden features two generous patio areas, providing the perfect space for your outdoor furniture to enjoy the warmer summer months. A well-maintained lawn is surrounded by ample space for gardening, while a garden shed offers outdoor storage. The garage benefits from electricity and lighting, alongside a stainless steel sink and space for a washing machine, tumble dryer and an under-counter fridge. To the front of the property, there is a well-kept lawn and a driveway that provides convenient parking.

The Location...
Situated in the popular area of Lady Bridge, offering convenient access to a range of local amenities, shops and everyday essentials. The surrounding area is provides transport links and for those commuting further, the property also benefits from convenient access to the M62 motorway, providing excellent connections to Manchester, Leeds and the wider motorway network.

£290,000

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454 Darwen Road Bromley Cross Bolton

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- Detached True Bungalow
- No Chain
- Lounge
- Kitchen
- Conservatory
- Three-Bedrooms
- Four-Piece Bathroom
- Front And Rear Gardens
- Driveway And Garage
- Close To Local Amenities

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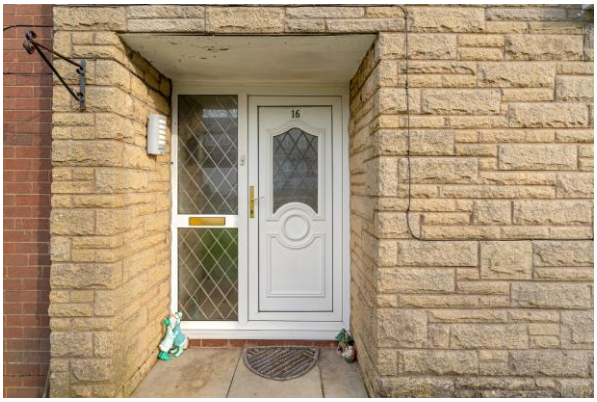
Front Elevations









Lounge







Hallway



Kitchen







Conservatory





Master Bedroom







Bedroom Two





Bedroom Three







Four-Piece Bathroom





Rear Garden









Rear Garden



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