



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk

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BRADSHAW HALL DRIVE, BRADSHAW, BL2 4NY



- Three bedroom, stone family home.
- Fully enclosed gardens to the rear
- Three car parking spaces to the front
- Lounge, dining room and conservatory
- Stylish fitted kitchen and bathroom
- UPVC DG, gas CH, new radiators
- Sold with no upward chain delay
- Little passing traffic, tucked away position



Offers Over £300,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell, & R.W. Thompson.

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A stone family sized home extended with a conservatory to the rear positioned in a quiet enclave of this ever popular residential development, situated just off Bradshaw Road and close to beautiful countryside. The property is neutrally presented throughout and briefly comprises: entrance hall, living room, dining room, conservatory, fitted kitchen, landing, three bedrooms and a family bathroom suite. Externally there are enclosed gardens to the rear design for easy maintenance and complete with a timber outbuilding/shed which is equipped with power and lighting. To the front of the property there are three car parking spaces. The property benefits from neutral decorations throughout, new radiators were installed in approximately 2023, the boiler is annually serviced and the CCTV system is included with the sale. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception Hallway: 5' 11" x 3' 9" (1.809m x 1.135m) Quality double glazed entrance door, UPVC window to the side, radiator, ceramic tiled flooring, turning staircase off to the first floor, stylish light fitting, rcd fuse box high on the wall.

Living Room: 14' 4" x 11' 10" (4.367m x 3.616m) UPVC window to the front complete with fitted blinds, stylish central, white fitting, feature electric fireplace with remote control, opens into the dining room.

Dining Room: 10' 11" x 9' 3" (3.336m x 2.811m) Large UPVC double glazed door and tall UPVC window to the conservatory, radiator, stylish and modern central light fitting.

Kitchen: 11' 6" x 8' 5" (3.502m x 2.570m) A stylish gloss white fitted kitchen complete with an excellent range of matching drawers, base and wall cabinets, integrated fridge/freezer and washing machine, double oven/grill, gas hob with matching extractor over, integrated microwave oven, freestanding dishwasher, stainless steel sink and drainer with mixer tap over, UPVC window enjoying the aspect over the rear garden, ceramic wall tiling, radiator, access to the excellent storage space, side entrance door, seeing spotlighting, ceramic floor tiling.

Conservatory: 11' 10" x 11' 1" (3.614m x 3.379m) Fitted with matching UPVC windows and double doors which open out onto the rear garden, there are exposed stone walls, ceramic tiled floor and TV point.

First Floor Landing: 8' 3" x 6' 7" (2.515m x 2.000m) UPVC window to the side, modern central light fitting, loft access point, neutral decorations.

Master Bedroom: 14' 11" x 9' 7" (4.551m x 2.909m) UPVC window to the rear, TV point, spotlighting, wood laminate flooring, radiator, neutral decorations.

Bedroom Two: 8' 3" x 11' 7" (2.523m x 3.526m) UPVC window to rear, radiator, spotlighting, wood laminate flooring, decorations.

Bedroom Three: 10' 8" x 7' 7" (3.260m x 2.300m) UPVC window to front, radiator, spotlighting, wood laminate flooring, neutral decorations.

Bathroom: 8' 3" x 7' 0" (2.514m x 2.139m) A white three-piece bathroom suite comprising: stylish, wash hand basin, dual flush WC and bath complete with fitted glass shower screens and both handheld and overhead shower options, quality complementary ceramic wall and floor tiling, radiator, UPVC window to the front

Parking: There are three car parking spaces. Two of them are immediately in front of the property and one of them is where the silver Audi is parked in the photos and the video.

Plot Size: The overall approximate plot size is around 0.09 of an acre.

Outside: The rear garden has been professionally landscaped and is designed with easy maintenance and all year round use in mind, with a flagged patio style finish, raised rockers and custom built shed complete with power and lighting.

Chain Details: The property is sold with early vacant possession and no further upward chain delay.

Council Tax: The property is situated in the borough of Bolton and as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is D at an annual cost of around £2,147 per annum.

Tenure: Cardwells Estate Agents Bolton pre marketing research shows that the property is Freehold and our clients have confirmed this to be the case.

Conservation Area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

Flood Risk Information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having "No Risk" of flooding.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

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