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## BRADFORD PARK DRIVE – BOLTON – OFFERS OVER £275,000

A sizable extended semi detached family sized home situated in a generous plot with woodland beyond the rear garden. There is a countryside field yet the town centre of Bolton as within walking distance and access to the motorway network via Saint Peters way it's just a short drive away. The property is offered for sale via auction which will be held on the 22nd of May by Pugh and Co auctioneers, to whom you are welcome to place any offers prior to auction if you wish. The well presented accommodation briefly comprises: entrance porch, reception hallway, guest WC, bay window lounge, beautiful open plan kitchen/diner/family room, the kitchen is complete with black granite work surfaces and integrated appliances, the dining area opens up into the large L shaped conservatory, there is an integral garage accessed via an electric up and over and a utility room all to the ground floor. To the upper level there is a landing and three good bedrooms and a beautiful four piece bathroom suite. The rear garden is worthy of particular mention, being very generous in size with a large family friendly lawn and super patio space ideal for entertaining. There is parking within the garage and additional private off-road car parking on the driveway. There is potential to add a second storey we understand that the foundations are in place, subject to planning permission.

The family size home benefits from uPVC double glazing, gas combination central heating and is offered for sale with no further upward chain delay. In the first instance there is a walk-through viewing video available to watch and then a viewing can be arranged by calling Cardwells Estate Agents Bolton on 01204 381281, emailing; bolton@cardwells.co.uk or via www.Cardwells.co.uk

### BOLTON

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: bolton@cardwells.co.uk

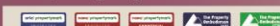
### BURY

14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: bury@cardwells.co.uk

### LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



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## ACCOMMODATION AND APPROXIMATE ROOM SIZES:

### Approximate floor area:

Approximate floor area. The overall approximate floor area extends to 107 sq metres (1152 sq ft approx)

Entrance porch: 3' 10" x 7' 4" (1.18m x 2.24m)

uPVC windows to the front and the side, stained glass uPVC entrance door, quality flooring, uPVC internal double glazed windows and uPVC double glazed door into the reception hallway,

### Reception hallway:

Welcoming hallway with quality matching joinery work and doors, spotlighting, radiator, spindle staircase off to the first floor.



### Guest w.c:

2 piece white WC room comprising: dual flush WC and wash hand basin, ceramic tiled walls and floor, spotlighting, extractor.

Living room: 12' 3" x 11' 9" (3.74m x 3.58m)

uPVC bay window to front with fitted blinds, radiator, quality flooring, stylish central ceiling light fitting.



### Vendors comments:

This house as been our family home it is in a friendly neighbourhood and as been fully renovated to a high standard including re plastering , rewiring (electrical certificate available), replumbed and a recent new roof including uPVC fascia's and gutters. The house as been extended with a porch, kitchen, utility room, garage and conservatory with provisions in the foundations for a second storey at a later date subject to planning, with potential for further development and the addition of 2 further bedrooms. The open plan kitchen is complete with granite worktops and integrated appliances including a new induction hob. The condensing boiler for the gas central heating is under guarantee and the large fully tiled bathroom consists of a separate bath and walk-in shower Throughout the downstairs is Pergo flooring and upstairs is beige carpeting throughout. The beautiful L shaped conservatory has views of the large well stocked landscaped garden and opens in to a large patio area. The property benefits from open woodlands at the rear into a protected open space and country park . The property benefits from a paved driveway with parking for 2 cars or direct access in to the integrated garage through the electric garage door

### Council tax band:

Cardwells estate agents Bolton research shows the property is band A, annual charges of £1432

### Tenure:

Cardwells Estate Agents Bolton pre marketing research shows that the overall plot is made up of three titles. MAN57002 is additional land that was purchased by our clients which enhances the plot size which is Freehold. GM 368752 is the original leasehold and GM 377015 is Freehold following the purchase which supersedes the leasehold title document. There is no ground rent to pay.



**Open plan kitchen/dining room/family room: 28' 9" x 12' 7" (8.77m x 3.83m) at widest points**

**A beautiful professionally fitted kitchen with a comprehensive range of matching: drawers, base and wall cabinets, integrated fridge, integrated freezer, integrated dishwasher, double oven/grill, electric hob with matching extractor over, black granite work surfaces, large uPVC double glazed window with fitted blinds is behind the sink and enjoys the aspect over the rear garden, double uPVC patio doors with fitted blinds open out onto the rear garden and the kitchen space, opens up into the dining/family area the same quality floor flows between the two spaces and there are two shared radiators, ceiling spot lighting throughout and internal uPVC windows and double doors open up into the L shaped conservatory.**



**Utility room: 8' 0" x 4' 11" (2.44m x 1.51m)**  
**Professionally fitted matching furniture giving wonderful space to conceal the ideal gas combination central heating boiler, stainless steel sink and drainer and space for the washing machine, uPVC double glazed door out onto the rear garden ceramic tiling to the floor and the walls, the utility room is accessed off the integral garage.**



**Conservatory: 15' 6" x 18' 7" (4.73m x 5.66m) at widest points**  
**An individually designed and fantastic L shaped conservatory offering the equivalent of probably two rooms worth of space with fantastic aspects over the rear garden and beyond towards the woodland to the rear, the uPVC windows are complete with fitted blinds, there are two large radiators and double doors which open out onto the rear garden, there is an air conditioning system that we are advised is installed and to be connected.**





**First floor landing:**  
uPVC double glazed window to the side complete with fitted blinds, ceiling spot lighting.

**Master bedroom: 11' 11" x 11' 3" (3.63m x 3.43m)**  
uPVC bay window to the front with fitted blinds, radiator, matching fitted furniture providing bedside drawers, display shelving, dressing area, drawers and wardrobe/storage space, spot lighting.



**Bedroom 2: 12' 7" x 11' 0" (3.83m x 3.35m)**  
Generous second bedroom which enjoys the aspect to the rear beyond the back garden and towards the trees and woodland, radiator, stylish ceiling light.





**Bedroom 3: 8' 10" x 7' 8" (2.70m x 2.33m)**

uPVC window to the front with fitted blinds, radiator, mirrored wardrobes to one wall, loft access point.



**Bathroom: 7' 9" x 8' 4" (2.35m x 2.53m)**

A beautiful four piece bathroom suite in white comprising: oversized shower area with wall mounted controls, pedestal wash hand basin, bath and dual flush WC, heated towel rail, complementary ceramic wall and floor tiles, ceiling spot lighting, uPVC window and fitted blinds.



**Plot size:**

Cardwells estate agents Bolton research shows the approximate plot size is 0.09 acres.

**Garden:**

The front garden is predominantly used as driveway/off-road car parking space but there is a feature Christmas tree and palm tree in the slightly elevated flowerbeds. The rear garden is a fantastic size enjoying the benefit of the three titles that encompass the overall plot. There is a particularly generous, level, family friendly lawn, superb patio area ideal for entertaining, well stocked flowerbeds and shrubs and small trees to the borders enhance the privacy with an additional patio area in the rear corner close to the woodland.







**Chain details:**

The property is offered for sale with early vacant possession and no further upward chain delay.

**Garage:**

There is an integral which is served by the generous driveway providing additional off-road car parking.