

43 Timberbottom, Bradshaw, Bolton, Lancashire, BL2 3DQ



**£1,400**

\*\*\*\*Reduced\*\*\*\* Situated at the head of a cul de sac this deceptively spacious semi detached has been extended and improved by the current owners to provide a fantastic family home. The property offers over 1800sqft of accommodation with two spacious reception rooms, fitted kitchen diner and utility, useful basement room ideal for an office or man cave / teenagers crash pad, four double bedrooms the master having a four piece en suite, and family bathroom with four piece suite. Outside there is a double width driveway and garden, gated side access to enclosed rear garden with patio and lawned area. Ideally located for access to local amenities, park land and transport network along with prominent local schools. - Canon Slade and Turton High School. Viewing is essential to appreciate all that is on offer. (Please note that this is the house only and the side garden is not included in this let) UNFURNISHED AVAILABLE FROM END OF MAY EARLEY JUNE

- Extended 4 Double Bedroom Property
- Fitted Breakfast Kitchen
- En suite to Master
- EPC Rating TBC
- 2 Spacious Reception
- Useful Basement
- Viewing Essential
- Council Tax Band C



Superb 4 double bedroom extended semi detached home situated at the head of a cul de sac the property offers fantastic family accommodation which comprises: Entrance hall, wc, lounge, second reception room, fitted breakfast kitchen and utility room, useful basement room which offers flexibility for use as an office, teenagers crash pad or man cave. To the first floor there are four double bedrooms the master having built in wardrobes and en suite bathroom fitted with a four piece suite, fitted wardrobes to two other bedrooms and family bathroom fitted with a four piece suite. Outside there is a garden area with double width tarmac driveway, gated side access to enclosed rear garden with lawn and paved patio area. Ideally located for access to local amenities, parkland and transport links along with access to sought after local schools Canon Slade and Turton High School. (Please note that this is the house only and the side garden is not included in this let) UNFURNISHED AVAILABLE FROM END OF MAY EARLEY JUNE



#### Entrance Hall

Storage cupboard, radiator, carpeted stairs to first floor landing, uPVC double glazed entrance door with matching side panels, door to:

#### Lounge 16'2" x 12'8" (4.93m x 3.85m)

UPVC double glazed French doors to side, uPVC double glazed window to front, living flame effect gas fire set in ornate surround, double radiator, coving to ceiling.



#### Family Room 16'11" x 12'6" (5.15m x 3.82m)

UPVC double glazed bay window to front, double radiator, two wall lights, coving to ceiling.

#### WC

Low-level WC and extractor fan.

#### Kitchen/Breakfast Room 6'7" x 19'2" (2.00m x 5.84m)

Fitted with a matching range of base units and cupboards with underlighting, drawers, cornice trims and contrasting round edged worktops, composite sink unit with single drainer, swan neck mixer tap and tiled splashbacks, plumbing for dishwasher, space for fridge/freezer, built-in eye level electric fan assisted double oven, four ring ceramic hob with pull out extractor hood over, uPVC double glazed bay window to rear with sink unit under, uPVC double glazed bay window to rear with door to garden, double radiator, ceramic tiled flooring, door to:



#### Utility 9'0" x 12'8" (2.74m x 3.85m)

Fitted with a matching range of base and eye level cupboards with contrasting worktop space round edged worktops, stainless steel sink unit with single drainer and tiled splashbacks, plumbing for washing machine, space for freezer, uPVC double glazed window to side, ceramic tiled flooring, door to built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water. door to:



### Rear Porch

UPVC double glazed window to rear, stairs to basement playroom, uPVC double glazed door to garden.

### Play Room / Office 7'7" x 20'9" (2.31m x 6.33m)

Double radiator, tiled floor, door to under house storage area, built-in storage cupboard,

### Storage

Large under house storage area giving access to the whole sub ground floor area.

### Landing

Ceiling, access to boarded attic space with pull down metal ladder and power and light connected, door to:

### Bedroom 1 15'11" x 12'6" (4.86m x 3.82m)

UPVC double glazed window to side, uPVC double glazed window to front with window seat, fitted bedroom suite with a range of wardrobes comprising four built-in double wardrobes with hanging rails and shelving, further fitted single wardrobe(s), fitted matching dressing table and bedside cabinet, double radiator, door to:

### En-suite

Fitted with four piece modern white suite comprising enclosed shower cubicle with body jets, inset wash hand basin in vanity unit with cupboards under and drawers, low-level WC and full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to front.

### Bedroom 2 12'0" x 11'4" (3.66m x 3.45m)

UPVC double glazed bay window to front, two built-in double wardrobes with hanging rails, shelving and drawers, radiator, coving to ceiling.

### Bedroom 3 12'8" x 11'3" (3.86m x 3.43m)

UPVC double glazed window to rear, built in wardrobes, radiator.

### Bedroom 4 8'10" x 13'3" (2.69m x 4.05m)

UPVC double glazed window to side, double radiator.

### Bathroom

Fitted with four piece modern white suite comprising deep panelled bath, inset wash hand basin in vanity unit with drawers and mixer tap, tiled shower enclosure and low-level WC, full height ceramic tiling to all walls, heated towel rail, uPVC double glazed window to rear, vinyl flooring.

### Outside

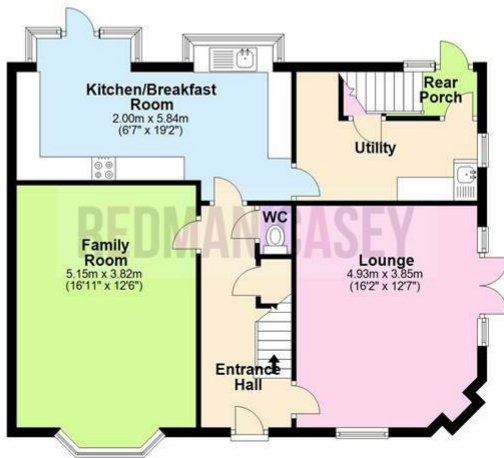
To the front there is a block paved driveway with parking for two cars lawned area with well established borders and pathway leading to the front entrance door, gated access to side area giving access to the rear where there is a paved sun patio and steps down to a grassed area enclosed by trees and fenced boundaries. Private and secure gated access to Longsight park.



**Basement**  
Approx. 21.7 sq. metres (233.1 sq. feet)



**Ground Floor**  
Approx. 76.1 sq. metres (818.7 sq. feet)



**First Floor**  
Approx. 73.0 sq. metres (786.3 sq. feet)



Total area: approx. 170.8 sq. metres (1838.1 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.  
Plan produced using PlanUp.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

