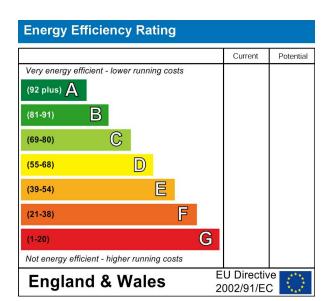
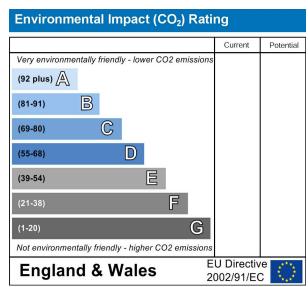


Total area: approx. 170.8 sq. metres (1838.1 sq. feet)

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 plan provided are a representation only and must not be relied upon for exact measurements. Please not how we have not better day applicances or services and do not imply any warranty or guarantee unless specifically mentioned.









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

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 side and rear garden with patio and large 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.

Offers In The Region Of £390,000













Superb 4 double bedroom extended semi Family Room detached home situated at the head of a cul 16'11" x 12'6" (5.15m x 3.82m) hall, wc, lounge, second reception room, ceiling. 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 Kitchen/Breakfast Room double bedrooms the master having built in 6'7" x 19'2" (2.00m x 5.84m) wardrobes and en suite bathroom fitted with Fitted with a matching range of base units a four piece suite, fitted wardrobes to two and cupboards with underlighting, drawers, with a four piece suite. Outside there is a worktops, composite sink unit with single cupboard, garden area with double width tarmac drainer, swan neck mixer tap and tiled driveway, single detached garage and gated splashbacks, plumbing for dishwasher, side access to enclosed side and rear space for fridge/freezer, built-in eye level garden with large lawn and paved patio area. electric fan assisted double oven, four ring Ideally located for access to local amenities, ceramic hob with pull out extractor hood Landing Slade and Turton High School.

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.

de sac the property offers fantastic family UPVC double glazed bay window to front, gas combination boiler serving heating accommodation which comprises: Entrance double radiator, two wall lights, coving to system and domestic hot water. door to.

Low-level WC and extractor fan.

glazed bay window to rear with door to connected, door to: garden, double radiator, ceramic tiled flooring,

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

space for freezer, uPVC double glazed

window to side, ceramic tiled flooring, door to built-in boiler cupboard, housing wall mounted

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 other bedrooms and family bathroom fitted cornice trims and contrasting round edged house storage area, built-in storage

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

parkland and transport links along with over, uPVC double glazed bay window to Ceiling, access to boarded attic space with access to sought after local schools Canon rear with sink unit under , uPVC double pull down metal ladder and power and light

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 Fitted with a matching range of base and eye seat, fitted bedroom suite with a range of level cupboards with contrasting worktop wardrobes comprising four built-in double space round edged worktops, stainless steel wardrobes with hanging rails and shelving, sink unit with single drainer and tiled further fitted single wardrobe(s), fitted splashbacks, plumbing for washing machine, 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 leading to the front entrance door, gated

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 lowlevel WC, full height ceramic tiling to all walls,

heated towel rail, uPVC double glazed window to rear, vinyl flooring.

To the front there is a block paved driveway with parking for two cars lawned area with well established borders and pathway 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.