



**12 Bradshaw Brow, Bradshaw, Bolton, BL2 3DD**

Deceptively spacious, executive detached property ideally located for local amenities, sought after schools both primary and secondary and transport links. Built c 2014 this property has been elevated to a superb level with high finish interior and exterior specification and offers superb and flexible accommodation throughout the three floors. Generous garden to the rear with artificial lawn and large decking area overlooking woodland to the rear. Viewing is essential to appreciate the size and condition.

**Offers In The Region Of £500,000**

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







Deceptively spacious executive detached residence, built c2014 this property has been taken to another level by the current owners, who have embarked program of alteration and improvements. The property offers superb accommodation with flexible living and bedroom space over three floors. quality fixtures and fittings along with elegant decor means this is a property that must be viewed to appreciate all that is on offer. The accommodation comprises :- Entrance porch, entrance hall. sitting room, office, cloaks w.c. To the lower ground floor there is a dining area, fitted kitchen fitted with a range of modern grey gloss units with integrated and built in appliances. Utility and cloaks w.c. Rear hall and spacious lounge with patio doors to the rear garden. To the first floor there are four spacious bedrooms en suite to master (note bed 4 has been fitted out as a dressing room) Family bathroom with three piece white suite. Outside the front is accessed via a remote control wrought iron gate to a tarmac driveway with parking for 3 cars, leading to a car port and garage. To the rear is a artificial lawned area with stone patio and elevated composite decking area giving views over the woodland and brook beyond.

**Ground Floor**

**Porch**  
Porcelain tiled flooring, door to:

**Entrance Hall**  
Radiator, dado rail, half height panelling, ceiling with recessed LED spotlights, carpeted stairs to lower level, carpeted stairs to first floor landing, door to:

**Sitting Room**  
12'2" x 12'3" (3.70m x 3.74m)  
UPVC double glazed window to front with shutters, radiator, ceiling with recessed LED spotlights, sliding door to Office,

**Office**  
12'2" x 12'3" (3.71m x 3.74m)  
UPVC double glazed window to rear, radiator, panelled walls, ceiling with low-voltage spotlights.

**WC**  
UPVC frosted double glazed window to rear, fitted with two piece modern white suite comprising, pedestal wash hand basin with mixer tap, low-level WC and half height ceramic tiling to all walls, heated towel rail, ceramic tiled flooring.

**Lower Ground Floor**

**Hall**  
Two windows to side.

**Dining Area**  
9'5" x 12'11" (2.87m x 3.94m)  
Porcelain tiled flooring, open plan to Kitchen/Diner, door to:

**Utility**  
5'10" x 6'4" (1.78m x 1.94m)  
Base units with contrasting worktop space over, plumbing for washing machine, vent for tumble dryer, ceramic tiled flooring, door to:

**WC**  
Fitted with two piece modern white suite comprising, pedestal wash hand basin with mixer tap, low-level WC and full height ceramic tiling to all walls, heated towel rail, extractor fan, ceramic tiled flooring.

**Kitchen/Diner**  
14'9" x 12'7" (4.50m x 3.83m)  
Fitted with a matching range of modern grey gloss base and eye level units with over and underlighting, drawers, cornice trims and complementary worktop space over, island unit with cupboard drawers under, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge/freezer and dishwasher, built-in eye level electric fan assisted double oven, four ring gas hob with extractor hood over, built-in microwave, uPVC double glazed window to rear with views of open countryside, radiator, Porcelain tiled flooring, door to:

**Rear Porch**  
Porcelain tiled flooring, uPVC double glazed door to garden, door to Storage cupboard, built-in under-stairs storage cupboard.

**Lounge**  
19'1" x 14'5" (5.81m x 4.39m)  
Radiator, ceiling with recessed LED spotlights, uPVC double glazed patio doors to garden.

**First Floor**

**Landing**  
UPVC double glazed window to front with shutters, built-in airing cupboard with slatted shelving and heated towel rail, door to:

**Master Bedroom Suite**  
15'7" x 12'2" (4.75m x 3.71m)  
UPVC double glazed window to rear, radiator, door to:

**En-suite**  
Fitted with three piece modern white suite comprising pedestal wash hand basin with mixer tap and tiled splashback, tiled shower enclosure and low-level WC, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, ceramic tiled flooring, ceiling with recessed LED spotlights.

**Bedroom 2**  
12'10" x 11'2" (3.91m x 3.41m)  
UPVC double glazed window to rear with views of open countryside, radiator.

**Bedroom 3**  
7'10" x 11'2" (2.39m x 3.41m)  
UPVC double glazed window to front with shutters, radiator.



**Bedroom 4**  
8'8" x 12'2" (2.65m x 3.72m)  
UPVC double glazed window to front with shutters, fitted bedroom suite with a range of wardrobes comprising four fitted double wardrobes with hanging rails, shelving and overhead storage, radiator, Currently used as a dressing room.

**Bathroom**  
Fitted with three piece modern white suite comprising deep panelled p-shaped bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to two walls, heated towel rail, extractor fan, uPVC frosted double glazed window to side, ceramic tiled flooring, ceiling with recessed LED spotlights, door to:

**Outside**  
Front garden, enclosed by stone wall and timber fencing to sides, extensive tarmac driveway to the front and side leading to garage, wrought iron remote controlled gated access, car parking space for three cars.  
Private rear garden, enclosed by timber fencing to rear and sides, large paved sun patio with artificial lawned area, extensive raised composite decking area with glass and chrome balustrade with storage area under, steps leading down to further garden area.

**Garage**  
Attached garage with power and light connected, wall mounted gas combination boiler serving heating system and domestic hot water, Up and over door.

**Car Port**