

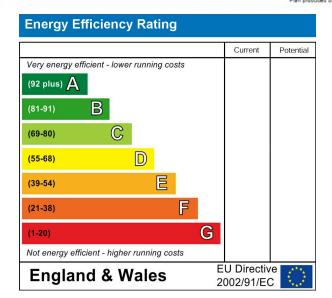


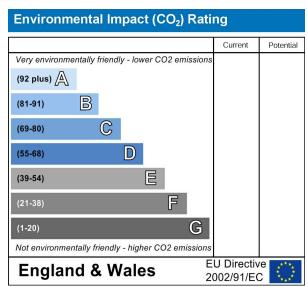


First Floor

Total area: approx. 210.5 sq. metres (2266.0 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 forexast measurements. Please note, we have not tested any applicances or services and do not imply any warranty or just rantee unless specifically mentioned.









# 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













Deceptively spacious executive detached Office residence, built c2014 this property has been taken 12'2" x 12'3" (3.71m x 3.74m) to another level by the current owners, who have UPVC double glazed window to rear, radiator, embarked program of alteration and improvements. The property offers superb accommodation with WC flexible living and bedroom space over three floors. quality fixtures and fittings along with elegant decor appreciate all that is on offer. The accommodation comprises :- Entrance porch, entrance hall, sitting towel rail, ceramic tiled flooring. room, office, cloaks w.c. To the lower ground floor there is a dining area, fitted kitchen fitted with a Lower Ground Floor range of modern grey gloss units with integrated and Hall 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 Utility tarmac driveway with parking for 3 cars, leading to a  $\,$  5'10" x 6'4" (1.78m x 1.94m) car port and garage. To the rear is a artificial lawned area with stone patio and elevated composite plumbing for washing machine, vent for tumble UPVC double glazed window to rear, radiator, door to: decking area giving views over the woodland and dryer, ceramic tiled flooring, door to: brook beyond

## Ground Floor

## Porch

Porcelein 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,

panelled walls, ceiling with low-voltage spotlights.

UPVC frosted double glazed window to rear, fitted Rear Porch with two piece modern white suite comprising, Porcelein tiled flooring, uPVC double glazed door to means this is a property that must be viewed to pedestal wash hand basin with mixer tap, low-level garden, door to Storage cupboard, built-in under-WC and half height ceramic tiling to all walls, heated stairs storage cupboard.

Two windows to side

9'5" x 12'11" (2.87m x 3.94m)

Porcelain tiled flooring, open plan to Kitchen/Diner,

pedestal wash hand basin with mixer tap, low-level 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 12'10" x 11'2" (3.91m x 3.41m) base and eye level units with over and underlighting, UPVC double glazed window to rear with views of drawers, cornice trims and complementary worktop open countryside, radiator. 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, Porcelein tiled flooring,

19'1" x 14'5" (5.81m x 4.39m)

Radiator, ceiling with recessed LED spotlights, uPVC double glazed patio doors to garden.

### 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

Base units with contrasting worktop space over, 15'7" x 12'2" (4.75m x 3.71m)

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

## Bedroom 2

7'10" x 11'2" (2.39m x 3.41m)

UPVC double glazed window to front with shutters,











## 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,

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

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