



Bradshaw Lane, Bradshaw
Offers In Excess Of £260,000

* SPACIOUS COTTAGE * TWO BEDROOMS * SUPERB CONDITION THROUGHOUT * VIEWS *

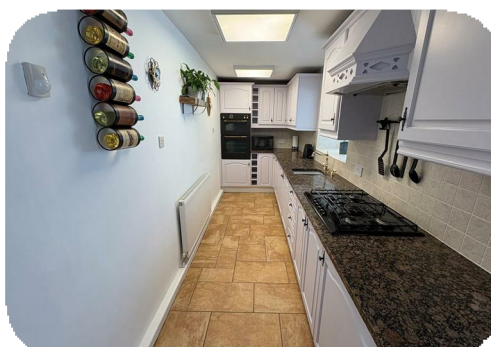
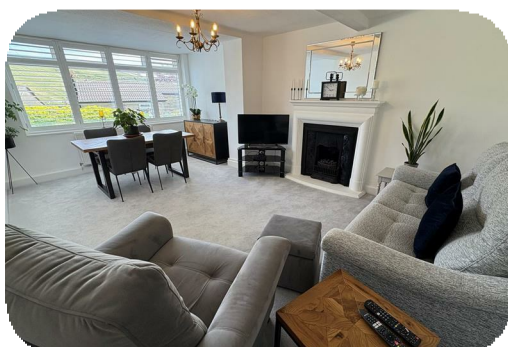
* POPULAR LOCATION * CLOSE TO AMENITIES/RURAL WALKS * GARDEN * PARKING *

PRICED TO SELL and Situated in this much sought after location of Bradshaw is this two bedroom spacious cottage with stunning semi rural views to both front and rear.

Offering superb well presented 'Ready to move Into' accommodation that would appeal to a number of buyers and located within easy reach of schools, stunning rural walks, village pubs and a farm shop all close by.

Benefits from a modern fitted kitchen, orangery and stunning shower room.

To the outside the property boasts a pleasant garden to the rear with lawn, patio, summerhouse and off street parking to the front. **VIEWING ESSENTIAL!!**





Entrance Porch

With built in storage and tiled floor.

Lounge/Diner

18'8" x 12'5" (5.69m x 3.78m)

With electric fire in fireplace surround, radiator, double glazed window, window shutters. Boasting far reaching views to the front elevation.

Kitchen

18' x 5'4" (5.49m x 1.63m)

Modern fitted kitchen having a range of white wall and base units incorporating granite work tops with inset sink, tiled splashback and floor, integrated fridge, washing machine, dishwasher, oven, hob, extractor hood, radiator.

Orangery

14'3" x 12' (4.34m x 3.66m)

With radiator, French doors which lead to the rear garden.

First Floor

Useful storage and double glazing window.

Bedroom One

11'8" x 10'8" (3.56m x 3.25m)

With built in wardrobe, radiator, double glazed window enjoying far-reaching views.

Bedroom Two

12' x 7'7" (3.66m x 2.31m)

With radiator and double glazed window enjoying far reaching views.

Bathroom

Stunning three piece suite comprising walk-in shower, vanity sink unit with a granite worktop, low flush w/c which is a toilet/bidet combination, towel radiator, tiled walls, double glazed window enjoying far-reaching views.

Exterior

To the outside there is off-road parking to the front and a splendid enclosed lawned garden to the rear with patio and summer-house. The property enjoys a rural aspect to the rear with fantastic farmland views.





Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644, continue to follow A644 for 1.2 miles, turn left onto Green Ln, continue onto Bradshaw Ln and the property will shortly be seen displayed via our For Sale board.

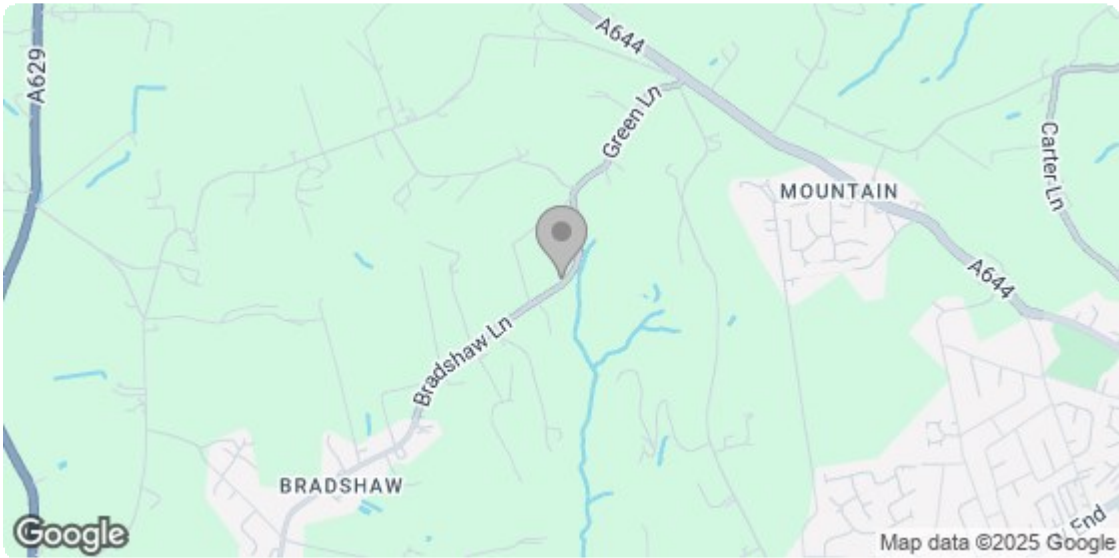
TENURE

FREEHOLD

Council Tax Band

B





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	78
(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 ₂) Rating		

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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