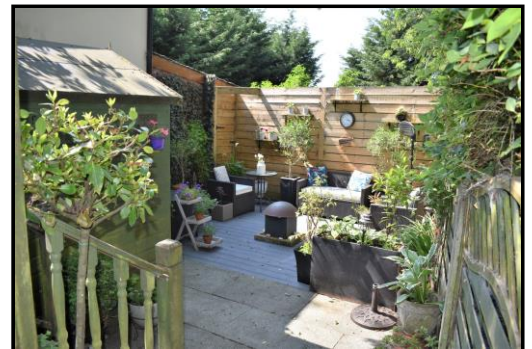




## Tottington Road Bradshaw Bolton 2 Double Bedrooms

- BUILT 1788 - SEMI-RURAL LOCATION
- WITHIN EASY REACH OF OPEN COUNTRYSIDE
- EXTENDED PROPERTY
- ORIGINAL CAST IRON FIREPLACE
- BEAUTIFUL KITCHEN WITH ISLAND & RANGE COOKER
- GUEST WC
- EN-SUITE SHOWER ROOM TO MASTER
- GCH, UPVC DG, EPC D

**Price £275,000**



125 Lea Gate Harwood Bolton Greater Manchester BL2 4BQ  
Tel: 01204 593500 | Email: sales@whittakersestateagents.co.uk  
<https://www.whittakersestateagents.co.uk>

Built in 1788 over 3 floors and in a semi-rural location. This extended property exudes period charm and modern convenience. It still has the magnificent original fireplace. Kitchen with island, dining room with rooflight and French doors, a guest wc and an en-suite shower room.

**Entrance Porch 5'0" (1.52m) x 3'8" (1.12m)**

A glazed composite door welcomes you into the property. It has a beautiful tiled floor, two windows, a radiator and a glazed door into the lounge.

**Lounge 14'11" (4.55m) Max x 11'3" (3.43m)**

The main feature of the lounge is the exquisite original cast iron and slate fireplace. It has Rhino flooring, a window on the front elevation, glazed doors into the basement and the kitchen, a radiator and open access to the stairs to the upper floor.

**Kitchen - open access to the dining room 14'11" (4.55m) Max x 11'2" (3.4m)**

The kitchen is fitted with cream high gloss units and granite effect laminate worktops. The gorgeous island has plenty of storage and also serves as a breakfast bar. Cooking is by means of an amazing 6 burner Cannon gas range cooker with a stainless steel extractor above. Also included are the integrated dishwasher and the LG American style fridge/freezer. Bowl and a half ceramic sink with a lever operated mixer tap. There is a window on the side elevation with a radiator positioned beneath, vinyl tile flooring and open access into the dining room. NB: None of the services/appliances have been tested, therefore we cannot verify as to their condition or working order.

**Dining Room 10'9" (3.28m) x 8'6" (2.59m)**

Is nice and bright with a rooflight window and French doors giving access into the rear garden. There is room for a dining table and chairs plus additional furniture. It has a window on the side elevation, a radiator and the same flooring flows through from the kitchen.

**Guest WC 3'6" (1.07m) x 4'9" (1.45m)**

Is fitted with a white wc and a wash basin on a vanity unit. There is a window with obscure glazing on the rear elevation, a chrome heated towel rail and tiled flooring.

**Utility** The utility cupboard has a space ready plumbed for a washing machine and space for a dryer to be stacked above.

**Basement 10'4" (3.15m) Max x 24'6" (7.47m) Max**

A wonderful additional space which is currently used as a guest bedroom and a storage area. Perfect for hobbies etc. There is a window to the front and a window on the side elevation with a radiator positioned beneath and vinyl flooring.

**Landing 7'1" (2.16m) x 2'8" (0.81m)**

The landing is carpeted and has doors to both bedrooms and the inner hall to the bathroom.

**Master Bedroom 13'0" (3.96m) Max x 9'2" (2.79m)**

The master bedroom is carpeted and has a window on the front elevation, a radiator and plenty of storage in both the built in and fitted wardrobes. Door to en-suite.

**En-Suite Shower to Master 2'5" (0.74m) x 7'3" (2.21m)**

The shower room is fully tiled, has a chrome heated towel rail, and a shower cubicle fitted with a thermostatic shower.

**2nd Bedroom 9'7" (2.92m) Max x 11'8" (3.56m) Max**

This double bedroom is currently being used as an office. It is carpeted, has a window on the rear elevation, a radiator, and plenty of fitted wardrobes and storage, including a desk unit. There is also a built in wardrobe & shelving. The loft access hatch is located here too. The loft has a pull down ladder, a light, and is fully boarded.

**Inner Hall to the bathroom 2'4" (0.71m) x 8'2" (2.49m)**

Has a door to a cupboard with shelving for towel storage etc, and a door to a cupboard which houses the combi boiler.

**Bathroom 5'4" (1.63m) x 9'6" (2.9m)**

The bathroom has half wood panelled walls and is fitted with a traditional style 3 piece suite comprising of:- a wc, pedestal wash basin and a gorgeous freestanding roll top bath with a bath/shower mixer tap and an exposed thermostatic shower over with wet wall. There is a traditional radiator/towel rail, vinyl flooring, and a window on the rear elevation with obscure glazing.



Freehold  
Combi Boiler  
Water Rates  
Council Tax Band C  
EPC Rating D