



## Bradshaw Meadows

Bradshaw Bolton 2 Bedrooms

- **\*\*\* NO UPWARD CHAIN \*\*\***
- QUIET CUL-DE-SAC LOCATION
- GOOD SIZE PLOT
- CONSERVATORY
- DETACHED DOUBLE GARAGE
- IN NEED OF MODERNISATION
- GCH, MIXED GLAZING, CAVITY WALL INSULATION
- EPC RATING D

**Price £240,000**



**\*\* NO UPWARD CHAIN \*\***

Located in a quiet cul-de-sac and on a good size plot, sits this 2 bedroom bungalow with a conservatory and detached double garage. Work and modernisation is required.



**Entrance 2'1" (0.64m) x 3'0" (0.91m)**

A glazed UPVC door welcomes you into the property. There is a quarry tiled floor and a glazed timber door into the hall.

**Hall 3'2" (0.97m) x 10'9" (3.28m)**

The hall is carpeted and has doors into the lounge, kitchen, both bedrooms and the bathroom. There is a radiator and the loft access hatch is located here.

**Lounge 11'10" (3.61m) x 17'0" (5.18m)**

This nice size lounge is carpeted, has a window on the front elevation and a radiator.



**Kitchen 9'0" (2.74m) x 9'1" (2.77m)**

Has a range of white laminate wall & base units with laminate worktops and tiled splashbacks. Built under single electric oven and a built in gas hob with an extractor above. Space ready plumbed for a washing machine and a space for an undercounter fridge. Single bowl stainless steel sink with a lever operated mixer tap and a timber window above. There is a door to the storage cupboard, a radiator, a glazed timber door into the conservatory and vinyl flooring. The combi boiler is located in the kitchen.

NB: None of the services/appliances have been tested, therefore we cannot verify as to their condition or working order.



**Conservatory 11'4" (3.45m) x 11'2" (3.4m)**

The conservatory is accessed via the kitchen. It has a radiator, tiled flooring and French doors opening out into the rear garden.

**Master Bedroom 9'8" (2.95m) x 12'6" (3.81m)**

The master bedroom is carpeted and has a window on the rear elevation with a radiator positioned beneath and built in wardrobe/storage.

**2nd Bedroom 9'0" (2.74m) x 9'6" (2.9m)**

Is carpeted and has a window on the front elevation with a radiator positioned beneath.



**Bathroom 5'7" (1.7m) x 6'0" (1.83m)**

The bathroom is carpeted, fully tiled and is fitted with a pink 3 piece suite comprising of:- wc, pedestal wash basin, and a panelled bath with a thermostatic shower over and a glass shower screen.

There is a window with obscure glazing on the side elevation and a radiator.



**Front Garden, Driveway & Garage**

The frontage is open plan, and the garden is lawned and has established shrubs. The gated tarmac driveway leads up to the detached double garage.

**General Information**

Freehold - Combi boiler located in the kitchen - Water Meter - Council Tax Band C - EPC Rating D