



Broadstone Road Bradshaw Bolton 3 Bedrooms

- *** NOT OVERLOOKED AT THE REAR ***
- BACKS ONTO WOODLAND
- EXTENDED PROPERTY
- OPEN PLAN LIVING/KITCHEN/DINING
- LOFT CONVERTED INTO MASTER WITH EN-SUITE
- MODERN GROUND FLOOR SHOWER/WET ROOM
- WALKING DISTANCE TO HARWOOD CENTRE
- GCH, UPVC DG, CAVITY WALL INSULATION, EPC D

Price £310,000



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****NOT OVERLOOKED TO THE REAR**** Exquisite property within walking distance to Harwood centre. Extended OPEN PLAN LIVING/KITCHEN/DINING, master with en-suite in the loft conversion and a ground floor shower/wet room.

Entrance Hall 12'9" (3.89m) x 2'9" (0.84m)

A glazed UPVC entrance door welcomes you into the property. It has Oak engineered wood flooring, a radiator and doors into the lounge/kitchen/diner, 2nd & 3rd bedrooms, shower room and a door to the stairs for the loft room.

Lounge/Kitchen/Diner 21'0" (6.4m) x 19'2" (5.84m)

Simply stunning! Modern open plan space with large sliding patio doors giving access into the rear garden. Matt white handleless kitchen units and granite worktops. The island has plenty of storage both sides and houses the built under single electric oven and the induction hob with a stainless steel and glass extractor above. Integrated dishwasher and integrated microwave.

The American style fridge/freezer and the freestanding washing machine are both included in the sale. Bowl and a half stainless steel sink with a spring neck/pull down mixer tap and a window above on the side elevation.

There are two radiators and Oak engineered wood flooring.

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

2nd Bedroom 10'11" (3.33m) Including Wardrobes x 14'10" (4.52m) Including Wardrobes

Is carpeted and has a half bay window on the front elevation with a radiator positioned beneath. There is plenty of storage in the `L` shaped fitted wardrobes, bedside tables and matching dressing table with drawers.

3rd Bedroom 10'3" (3.12m) x 8'1" (2.46m)

The 3rd bedroom is carpeted and has a window on the front elevation with a radiator positioned beneath.

Shower/Wet Room 7'1" (2.16m) x 6'2" (1.88m)

This beautiful modern shower room is fully tiled and is fitted with a white wall hung wash basin on a vanity unit and a white back to the wall WC. Walk in thermostatic rain shower and shower handset, and a glass shower screen. There is a chrome heated towel rail, a window with obscure glazing on the side elevation and tiled flooring.

Master Bedroom - Loft Room 19'0" (5.79m) x 19'6" (5.94m)

The master bedroom is located in the loft conversion.

It is a spacious double bedroom with two Velux rooflight windows.

It is carpeted, has a radiator, a door into the en-suite, a door to a storage cupboard which houses the combi boiler and doors into eaves storage.

En-Suite to Master 5'3" (1.6m) x 10'7" (3.23m)

Is fully tiled and fitted with a white 3 piece suite comprising of:- wc and wash basin in a combination unit, and a bath with a bath/shower mixer tap. It is carpeted and has a radiator.

Garden Room - NOT included in floor area 8'8" (2.64m) x 16'5" (5m)

The garage conversion has been plaster boarded and has recessed lighting. There is a window on the side elevation and it is currently used as a storage space, but would also be perfect for a home office or hobby room etc.

General Information

Freehold - New Combi Boiler 11/10/2022 located in the loft room

Water Meter - Council Tax Band C - EPC Rating D

