



Reddish Close

Bradshaw Bolton 3 Bedrooms

- EXTENDED FAMILY HOME
- QUIET CUL-DE-SAC LOCATION
- FANTASTIC REAR GARDEN
- OPEN PLAN U-SHAPE KITCHEN/DINING/FAMILY
- FITTED WARDROBES TO MASTER BEDROOM
- GCH, UPVC DG, CAVITY WALL INSULATION, EPC D



Price £280,000

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Extended family home in a quiet cul-de-sac location with a fantastic rear garden. Lounge to the front and an open plan U shape kitchen/dining/family to the rear. Harwood centre nearby.

Entrance Hall 5'11" (1.8m) x 11'0" (3.35m)

A glazed UPVC door with sidelights welcomes you into the property. The hall is carpeted, has a radiator, doors into the lounge and the kitchen and the stairs to the upper floor.

Lounge 11'6" (3.51m) Max x 12'9" (3.89m)

The lounge is carpeted and has a large window on the front elevation with a radiator positioned beneath.

Kitchen - open plan to dining 8'10" (2.69m) Irregular Shape x 17'6" (5.33m)

The kitchen is fitted with shaker style wall & base units with grey laminate worktops and tiled splashbacks. Double electric oven in a housing unit and a ceramic hob with a stainless steel extractor above. Space ready plumbed for a washing machine and spaces for a tall fridge/freezer, a dishwasher and a dryer. Single bowl stainless steel sink with a lever operated mixer tap and a window above over looking the rear garden. LVT flooring.

Dining Area 10'8" (3.25m) x 10'6" (3.2m) Into Bay

The dining area has space for a dining table and chairs. It is open to the family area, has a radiator and French doors open out into the rear garden.

Family - open plan to dining 8'8" (2.64m) x 7'11" (2.41m)

A cosy area to play with the children or simply relax and read. It is carpeted and has a radiator.

Landing 3'3" (0.99m) x 7'0" (2.13m)

The landing has doors into all bedrooms, the shower room and is carpeted. There is a window on the side elevation and the loft access hatch is located here too. The loft has a pull down ladder, is fully boarded and carpeted, has power sockets, lighting and a rooflight window.

Master Bedroom 10'9" (3.28m) Including Wardrobes x 11'3" (3.43m) Including Wardrobes

The master bedroom is carpeted and has a window on the front elevation with a radiator positioned beneath. There is plenty of storage in the 'L' shaped fitted wardrobes, chest of drawers and matching bedside tables.

2nd Bedroom 9'4" (2.84m) x 8'5" (2.57m)

This double bedroom is carpeted, has a window on the rear elevation with a radiator positioned beneath and a door to a built in wardrobe.

3rd Bedroom 8'5" (2.57m) Max x 6'9" (2.06m)

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

Shower Room 6'10" (2.08m) Max x 6'10" (2.08m) Max

Modern shower room is mainly tiled and is fitted with a white 3 piece suite comprising of:- wc, wash basin on a vanity unit and a shower cubicle with a thermostatic shower. There is a window with obscure glazing on the front elevation, a radiator and vinyl flooring. The combi boiler is hidden away behind a wall panel.

General Information

Freehold - Combi boiler located in the shower room

Water Meter - Council Tax Band C - EPC Rating D

