



Bradshaw Hall Drive

Bradshaw Bolton 4 Bedrooms

- BEAUTIFUL MODERN PROPERTY
- PRESTIGIOUS DEVELOPMENT OF IMPRESSIVE STONE PROPERTIES
- STUNNING KITCHEN WITH ISLAND AND QUARTZ WORKTOPS
- LOG BURNER IN THE LOUNGE
- EN-SUITE & WALK IN WARDROBE TO MASTER
- SITTING ROOM THROUGH TO DINING
- REAR GARDEN AND PRETTY COURTYARD GARDEN TO THE SIDE
- GCH, UPVC DG EXCEPT PORTAL WINDOWS, ALARM, EPC D

Price £600,000

125 Lea Gate Harwood Bolton Greater Manchester BL2 4BQ
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Impressive home on this prestigious development of stone properties, which is Bradshaw Hall.
En-suite and walk in wardrobe to the master and a log burner in the lounge.
Country walks on the doorstep.



Entrance Hall 8'6" (2.59m) Irregular Shape x 11'2" (3.4m)

The elegant hallway has doors into the lounge, kitchen, 2nd reception room and the guest WC. There is Karndean flooring a radiator and the stairs to the upper floor.

Lounge 11'3" (3.43m) Max x 21'2" (6.45m) Max

The family lounge is a good size and has French doors opening into the rear garden. There is a log burner, a window on the rear elevation with a radiator positioned beneath, another radiator at the opposite end of the room and it is carpeted.

Kitchen 8'10" (2.69m) Irregular Shape x 24'6" (7.47m)

Simply stunning! Beautiful well designed kitchen with white high gloss and contrasting driftwood units. The central island has a quartz worktop and seating for 3 with cupboards on the opposite side. The Neff induction hob is at one end with cutlery and pan drawers beneath. The tall bank of units house a Neff microwave/grill and a Neff slide and hide single oven with a warming drawer beneath. Either side of these are integrated fridges and integrated freezers (2 of each). There is an integrated dishwasher and a bowl and a half inset stainless steel sink with a Quooker tap and a window above overlooking the rear garden. Behind the base units you will find spaces for a freestanding washing machine and a space for a freestanding dryer. There is another tall bank of larder/storage units at the opposite end of the kitchen. There is a radiator, a vertical radiator and Karndean flooring. The kitchen is flooded with natural light from the arched windows on the side elevation and the French doors which open into the courtyard garden.



Dining Room - open plan to the 2nd reception room

8'6" (2.59m) x 17'8" (5.38m)

The dining room is carpeted and has plenty of space for a dining table and chairs plus additional furniture. There are French doors into the rear garden, a door to the work room and a radiator.

2nd Reception Room - open plan to the dining room

11'4" (3.45m) Max x 12'4" (3.76m) Max

Currently used as a sitting room, it has a beautiful arched window on the front elevation with a radiator positioned beneath and Karndean flooring.



Guest WC 2'10" (0.86m) x 5'10" (1.78m)

Is half tiled and fitted with a white wall hung WC and slimline wall hung wash basin. There is a window with obscure glazing, a chrome heated towel rail and tiled flooring.

Work Room 8'11" (2.72m) x 17'9" (5.41m)

Accessed from the dining room it has a window on the rear elevation, power and lighting and houses the Potterton boiler.

Landing 3'3" (0.99m) x 20'10" (6.35m)

The spacious landing is carpeted and has doors to all bedrooms and the bathroom. There is a window on the rear elevation and a radiator. The loft access hatch is located here too. The loft has a pull down ladder, a light, and is partially boarded.



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Master Bedroom 16'11" (5.16m) Irregular Shape x 13'0" (3.96m) Max
Stylish and elegant with two timber porthole windows. It is carpeted has a radiator and doors to the en-suite, walk in wardrobe and the airing cupboard.



En-Suite to Master 7'9" (2.36m) x 6'7" (2.01m)
Beautiful modern shower room is fully tiled and fitted with a large walk in thermostatic rain shower, white wall hung WC and a wall hung wash basin on a vanity unit. There is a window with obscure glazing, a tall chrome heated towel rail, a built in storage cupboard for toiletries and tiled flooring.



Walk In Wardrobe to Master 7'9" (2.36m) x 5'7" (1.7m)
There is composite flooring, rails and shelving offering a combination of storage solutions.

Airing Cupboard 3'6" (1.07m) x 2'8" (0.81m)
Is located in the master bedroom.
It has shelving for towel storage and houses the hot water tank.

2nd Bedroom 9'1" (2.77m) x 12'0" (3.66m)
This bedroom is carpeted and has a window on the side elevation with a radiator positioned beneath.



3rd Bedroom 12'6" (3.81m) Max x 9'6" (2.9m) Max
The 3rd bedroom is carpeted and has a window on the side elevation with a radiator positioned beneath and fitted wardrobes.

4th Bedroom 7'9" (2.36m) x 12'6" (3.81m)
This bedroom has laminate flooring and a window on the side elevation with a radiator positioned beneath.



Family Bathroom 7'9" (2.36m) x 7'11" (2.41m)
Is fully tiled and fitted with a white 4 piece suite, comprising of:- wall hung WC, a wall hung double wash basin on a vanity unit, a freestanding bath with a freestanding bath filler with shower handset and a low profile shower cubicle fitted with a thermostatic rain shower. It has tiled flooring, a chrome heated towel rail, a storage cupboard for toiletries and a window with obscure glazing on the side elevation.

General Information

Leasehold - Lease is 999 years from 17/06/1994 with 968 years remaining.
Ground Rent is £75 pa (£37.50 payable half yearly).
Boiler located in the work room.
Water Meter.
Council Tax Band F .
EPC Rating D.

