



**BRADSHAW ROAD, BRADSHAW, BL2 3EW**



- Three storey family home
- Four double bedrooms
- Family bathroom and en-suite
- Two spacious reception rooms
- Modern kit with quartz worktops
- Utility and cloakroom/wc
- Substantial gardens to the rear
- Parking for multiple vehicles



**Offers Over £375,000**

**BOLTON**  
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Incorporating: Wright Dickson & Catlow, WDC Estates

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Offered for sale with NO ONWARD CHAIN and located within the beautiful Bradshaw Conservation area is this stunning three storey, stone family home which has been sympathetically modernised throughout, whilst keeping much of its original character. This fantastic home offers an abundance of space for the family and is on the doorstep of Jumbles Country Park. Bradshaw Tennis and Cricket Club are just a short walk away with many reputable schools close by and is ideally placed being close to Harwood with all its excellent amenities. You enter via the vestibule to a large and welcoming living room which has a living flame gas fire with surround and wood beams to the ceiling. From here we enter into a modern and recently fitted kitchen which has a range of fitted wall and base units with complementary quartz worktops. This lovely kitchen has integrated appliances, such as a dishwasher, fridge/freezer and wine cooler, whilst the multi fuel range oven is nestled within the chimney breast. Moving from the kitchen to a stunning dining room with solid wood flooring and a lantern style skylight which provides plenty of natural light. To complete the ground floor we have a utility area and cloakroom/wc which is ideal for a family home. To the first floor there are two double bedrooms and a family bathroom. Bedroom two is extremely spacious with exposed wood floors and faces the front of the property. Bedroom four is again a good size and is currently used as a music room with views to the rear of the property. The family shower room has a modern and sleek design and incorporates a large walk in shower cubicle with a vanity unit incorporating a sink and wc. To the second floor there are further two bedrooms, again both of which are double. Bedroom three is directly above bedroom 2 and is of an equivalent size. The master bedroom again is a double bedroom and has views to the rear of the property. A further benefit to this room is an en-suite shower room with wc and shower cubicle. Externally the front of the property there is a gravelled low maintenance garden which leads to the front door and vestibule. The rear of the property has a substantial lawned garden which can be accessed from the rear of the home or via a road which leads up the side of the terraced row to large double gates which gives access to gravelled parking for multiple vehicles. Also to the rear of the property there is a concrete imprinted driveway, for a further three cars, leading to a detached garage and a raised patio area to the rear. Vendors comments. "This has been a family home in which our children have grown up. They have each benefited from the large bedrooms and our was always the house where their friends came to socialise and play. We have special memories of large gazebos in the garden for 18th birthday parties. The gardens and grounds have been superb for us over the years, and having the secure gated off-road parking for our boat, motorhome and three or more additional cars has been ideal. In around 2012, we significantly invested in state of the art period building insulation works, this has given us a wonderfully insulated family home, which retains the heat superbly, and does not get too hot in the Summer."

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Lounge:** 17' 7" x 14' 10" (5.36m x 4.51m) Ceiling light point, wood beams to the ceiling, living flame gas for with wooden surround, radiator, double glazed window to the front.

**Kitchen/Breakfast Room:** 17' 11" x 14' 10" (5.47m x 4.53m) Spacious kitchen breakfast room with recently fitted modern kitchen, incorporating quartz worktops with a one and a half stainless steel sink with mixer tap and drainer. There is a range of fitted wall and base units with extractor fan and space for a multifuel range oven with integrated fridge freezer, dishwasher, wine cooler, vertical anthracite radiator, stairs leading to the first floor.

**Dining Room:** NaN' NaN" x 15' 5" (.m x 4.69m) The dining room is accessed from the kitchen/breakfast room and is extremely spacious with a double glazed lantern style skylight providing lots of natural light and double glazed French doors leading to the rear of the property. The flooring in this room is solid oak flooring and the dining room is lit by downlights.

**Utility Room/wc:** Handy utility/wc with space for a washing machine and dryer. There is also a wc and sink, tiled flooring, splashback to the walls with a vertical stainless steel radiator.

**First Floor Landing:** Spacious landing with downlights, radiator and stairs leading to the second floor.

**Bedroom Two:** 17' 8" x 15' 1" (5.39m x 4.60m) Large double bedroom with ceiling light points, double glazed window window to the front, radiator and exposed wooden floorboards.

**Bedroom Four:** 10' 6" x 9' 1" (3.20m x 2.78m) Currently used as a music room with feature cast iron fireplace and double glazed window to the rear.

**Shower Room:** 10' 7" x 5' 5" (3.22m x 1.64m) Ceiling light point, double glazed window to the rear, wall mounted vertical anthracite radiator, tiled floor and walls, vanity units with inset wash hand basin and wc, large walk in shower cubicle.

#### **Second Floor Landing:**

**Bedroom One:** 14' 6" x 14' 6" (4.41m x 4.41m) Large double bedroom with ceiling light point, double glazed window overlooking the garden to the rear, exposed wooden floorboards, radiator and wall mounted wash hand basin.

**En-suite:** 7' 9" x 2' 7" (2.36m x 0.80m) Ceiling light point, radiator, wc, walk-in shower cubicle, extractor fan, exposed wooden floorboards.

**Bedroom Three:** 17' 5" x 14' 9" (5.3m x 4.49m) Large double bedroom which is currently being used as an office with ceiling light points, two double glazed windows to the front and a radiator.

**Outside:** To the front of the property we have a gravelled low maintenance garden which leads to the front door and vestibule. The rear of the property has a substantial lawned garden which can be accessed from the rear of the home or via a road which leads up the side of the terraced row to large double gates which gives access to gravelled parking for multiple vehicles. The rear of the property there is a concrete imprinted driveway for a further three cars, leading to a detached garage and a raised patio area to the rear.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.03 acres.

**Tenure and Title documents:** The complete house and land package is made up of several titles, as we understand it. GM115576 is the title number associated with the house. This is leasehold enjoying a term of 800 years from the 18th of January 1952. We are advised that the ground rent has never been collected During the ownership of our clients. The majority of the garden and the gated parking area is freehold and this is on title number GM833226. The freehold title, GM116072 incorporates the garden area to the rear of the property in which the garage is part. And the fourth area is a small parcel of land which the sellers have enjoyed the use of for over 24 years and are in the process of gaining a possessory title, they are happy to provide an affidavit confirming this to solicitors.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold - 800 years from 18 January 1952

**Council Tax:** Cardwells Estate Agents Bolton pre marketing research indicates that the council tax is band C with Bolton Council at an approximate cost of around £1742 per annum.

**Viewings:** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

**Thinking of selling or letting:** If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

**Arranging a mortgage:** Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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