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Independent Estate Agents  
**Cardwells** Est. 1982

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**BRADSHAW HALL DRIVE, BRADSHAW, BL2 4NY**



- Four bedroom family home
- Set amongst this exclusive development
- Large lounge, conservatory & dining room
- Beautiful professionally fitted kitchen
- Utility room (formally part of the garage)
- Beautiful en suite, guest wc & bathroom
- Driveway parking to the front
- Workshop / store & lovely gardens



**Offers Over £420,000**

**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**  
 14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates



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A superbly presented four bedroom family home positioned in this much admired development just off Bradshaw Road, Bradshaw to the north of Bolton, close to the Jumbles Reservoir and beautiful local countryside which is nearby, ready to explore on foot or bicycle. Both Turton High School and Cannon Slade High School are within easy reach as are the popular primary schools of Harwood. The town centres of both Bolton and Bury are both easily accessible and there are fantastic restaurants and sporting facilities nearby. The accommodation is well presented throughout and briefly comprises reception hallway with quality tiling which flows into the ground floor guest WC and dining room with feature arched window to the front and with double doors which open into the large living room, conservatory, quality professionally fitted kitchen complete with integrated appliances, utility room, first floor landing, fitted master bedroom with stylish three piece en-suite shower room off, three additional bedrooms and a beautiful family bathroom. Externally there is driveway parking to the front and the rear of what was the garage is used as a workshop/store room accessed from the rear garden. The rear garden has been landscaped with easy maintenance in mind with fabulous mature trees which enhances the privacy. The property benefits from gas central heating, UPVC double glazing and importantly is sold with early vacant possession and no further upward chain delay. A walk through viewing video is available to watch in the first instance at your convenience. A personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

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

**Reception Hallway:** 14' 6" x 7' 1" (4.408m x 2.170m) Measured at maximum points. Feature tall radiator, spindle staircase off to the first floor, under stairs storage space, stylish floor tiling.

**Guest WC/powder room:** A white two-piece suite comprising: pedestal wash hand basin and dual flush WC with matching floor and wall ceramic tiling, spotlighting, stylish radiator.

**Dining Room:** 14' 8" x 9' 9" (4.472m x 2.972m) A large feature arched UPVC double glazed window to the front, radiator and double doors which open up into the living room.

**Living Room:** 16' 11" x 22' 0" (5.159m x 6.711m) A spacious and very light room with double UPVC doors off to the rear garden and a second UPVC door which opens up into the conservatory, feature fireplace, neutral decorations, three feature radiators, inset ceiling spotlighting, quality fitted blinds and curtains.

**Kitchen:** 17' 3" x 9' 4" (5.250m x 2.854m) A beautiful professionally fitted kitchen finished in gloss black providing an excellent range of matching: drawers, base and wall cabinets integrated fridge, integrated dishwasher, oven/grill, microwave oven, gas hob with stainless steel extractor above, stylish work solid surfaces (granite style thought to be Silestone) with reflective touches, these work surfaces continue to the up stones, windowsills and splashback is behind the hob and are also in the tiled flooring, ceiling spotlighting, stylish arched window to the front with fitted blinds, UPVC window to the rear with fitted blinds, rear entrance door, two quality radiators.

**Utility Room:** 8' 4" x 4' 11" (2.541m x 1.490m) Fitted with matching cabinets, there is space for three appliances under the counter, perhaps washing machine and dryer, matching tiling to the kitchen, spotlighting.

**First Floor Landing:** 12' 10" x 6' 9" (3.921m x 2.053m) Neutral decorations, loft access point, built-in storage space containing the water tank.

**Master Bedroom:** 13' 9" x 11' 5" (4.189m x 3.479m) Professionally fitted bedroom furniture giving a generous range of matching wardrobes, bedside wardrobes and bridging cabinets, UPVC window which enjoys the aspect over the rear garden, quality radiator.

**En-suite:** 7' 8" x 5' 4" (2.340m x 1.629m) A stylish three piece en-suite shower room comprising generous shower area, dual flush WC and glass oval hand basin.

**Bedroom 2:** 15' 0" x 11' 1" (4.581m x 3.389m) UPVC window to the front, feature radiator.

**Bedroom 3:** 8' 0" x 6' 9" (2.451m x 2.057m) UPVC window overlooking the rear garden, fitted bedroom furniture providing wardrobes, drawers, bridging cabinets and dressing area, feature radiator.

**Bedroom 4:** 7' 10" x 9' 0" (2.375m x 2.748m) UPVC window to the front, fitted bedroom furniture providing wardrobes, drawers and bridging cabinets.

**Bathroom:** 6' 11" x 6' 1" (2.116m x 1.851m) The beautiful three piece suite with WC, wash hand basin and feature bath with handheld shower option stylish and complementary wall and floor tiling, spotlighting, stylish radiator.

**Storage space/workshop:** 11' 8" x 8' 4" (3.547m x 2.541m) This was originally part of the garage, which has been sectioned off to create the utility room at the front, and this workshop/storage space to the rear accessed via pedestrian door from the rear garden. There is a wall mounted Vaillant central heating boiler and it is fitted with a variety of wall and base cabinets and drawers. There is a drop-down ladder which provides access to boarded storage space.

**Outside:** The rear garden has been designed with relatively easy maintenance in mind, with raised flowerbeds finished in stone to the sides, through the archway towards the rear of the garden is a slightly elevated patio space with fruit trees, a garden shed, external power points and a garden water feature.

**Parking:** There is driveway parking to the front of the property. The garage has been converted into the utility room, so the parking is external to the front of the property.

**Plot Size:** The overall approximate plot size is around 0.10 an acre.

**Chain Details:** The property is sold with early vacant possession and no further upward chain delay.

**Council Tax:** The property is situated in the borough of Bolton and as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is F at an annual cost of around £3,102 per annum.

**Flood Risk Information:** Cardwells Estate Agents Bolton pre-marketing research indicates that the property is set within an area regarded as having "No Risk" of flooding.

**Conservation Area:** Cardwells Estate Agents Bolton pre-marketing research shows that the property is not within a Conservation Area.

**Tenure:** Cardwells Estate Agents Bolton pre-marketing research shows that the property is Freehold and our clients have confirmed this to be the case.

**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 at your convenience.

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