

Peter David

Properties Ltd

Residential Sales and Lettings



Bradshaw Lane, Bradshaw

£360,000





Nestled in the charming area of Bradshaw, this delightful EXTENDED semi-detached house offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, making it a wonderful home for gatherings with friends and family.

Tastefully decorated throughout, the interiors are both inviting and well-presented, allowing you to move in with ease.

One of the standout features of this property is the stunning view of open fields to the rear, providing a serene backdrop and a sense of tranquillity. The outdoor space is perfect for enjoying the fresh air or simply unwinding after a long day.

The gated driveway provides practicality to this lovely home. Additionally, its location is highly sought after, being in close proximity to local schools, making it an excellent choice for families with children.

In summary, this semi-detached house is a wonderful opportunity for those looking for a well-appointed home in a desirable area. With its spacious layout, tasteful decor, and beautiful views, it is sure to impress. Don't miss the chance to make this charming property your new home.

- EXTENDED SEMI DETACHED RESIDENCE
- VIEWS OVER OPEN FIELDS
- TASTEFULLY DECORATED
- THREE BEDROOMS
- SUPER FAMILY ROOM
- DRIVE PROVIDES OFF ROAD PARKING
- GARAGE
- POPULAR SCHOOLS ON THE DOORSTEP
- COUNCIL TAX BAND D
- EPC RATING D

Accommodation

Entrance Hallway

Lounge

10'11" x 14'9" (3.35 x 4.5)

Good sized room with a log burner, front windows with bespoke shutters and central heating radiator.

Garage

7'10" x 16'4" (2.4 x 5)

Accessed via the garage door, with light and power.

Open plan Kitchen / Diner

25'1" x 11'5" (7.65 x 3.5)

With a range of wall and base units with complimentary work surfaces, Belfast sink, electric hob, integrated oven, microwave, dish washer and fridge freezer.

Dining room

14'7" x 10'2" (4.45 x 3.12)

Lovely room with patio doors which provide plenty of natural light and access to the rear garden.

Utility / WC

5'10" x 5'10" (1.8 x 1.8)

Comprising of a low flush WC and plumbing for a washing machine.

First Floor

Bedroom 1

11'9" x 13'11" (3.6 x 4.25)

Double bedroom with central heating radiator, windows and shutters.

Bedroom 2

11'9" x 11'9" (3.6 x 3.6)

Double bedroom with central heating radiator and a double glazed window.

Bedroom 3

6'8" x 8'10" (2.05 x 2.7)

Single bedroom with central heating radiator and double glazed window.

House Bathroom

6'8" x 7'7" (2.05 x 2.32)

Part tiled bathroom with a three piece suite comprising of bath, wash hand basin and low flush WC.

External

Externally there is a well manicured garden area to the front with gated off road parking and to the rear you will find patio area with raised flower beds.

Directions

Please use post code HX2 9XD for sat nav directions.

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



Hybrid Map



Terrain Map



Floor Plan

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Front Ground

Lounge
3350 x 4500

Garage
2400 x 5000

Kitchen
7650 x 3500

Dining
4450 x 3125

Storage

Utility

1st Floor

Bed 1
3600 x 4250

Bed 2
3600 x 3600

Bed 3
2050 x 2700

Bath
2050 x 2350

HX2 9XD

Internal - 126m2

This floor plan has been created for illustrative purposes only.

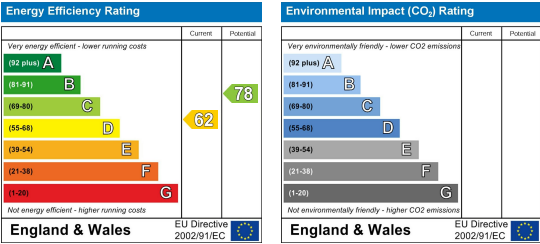
Measurements/dimensions are approximate and layout should only be used for guidance.

Not all storage spaces will be displayed. Internal area is an estimation.

Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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