



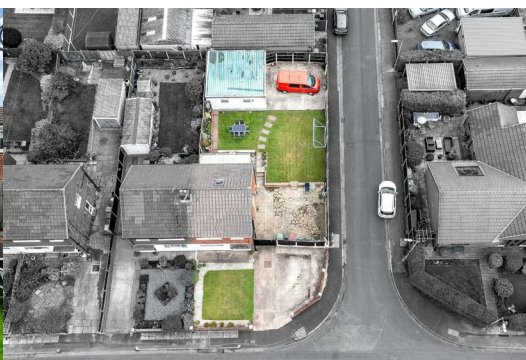
## Broadstone Road

Bolton, BL2 4AN

**Offers over £300,000**



A short stroll from the convenience of central Harwood, this three-bedroom semi-detached property boasts one of the biggest plots in the area, providing an abundance of outside space and scope for a large extension if desired. A brief overview of the accommodation includes an entrance hall, lounge, open plan kitchen and dining area, conservatory, three bedrooms and a family bathroom. Externally the large plot includes a front double drive and lawn, extensive gardens to the side and rear, in addition to a detached double garage and an additional private gated drive to the rear.



The entrance hall welcomes you inside and gives the first impression of the well-presented interiors. To the left of the hall is the front lounge, containing a marble fireplace and electric fire, and a large window that allows plenty of natural light to pour in. The grey laminate floor flows through from hall, and the neutral décor allows an easy move-in.

Spanning the full width of the property along the rear is the open plan kitchen and dining area, which as an attractive social space. It's a practical area too, with plenty of storage and worktop space, in addition to a range of integrated appliances, including a Neff oven and grill, four-ring hob and extractor hood, undercounter fridge, stylish contrast sink with contemporary tap, as well as a larder cupboard with pullout shelving, and an allocated space for a washing machine and fridge-freezer.

The kitchen design is two-tone with white metro tile splashbacks and white gloss units that add contrast to the traditional grey cabinetry and oak-style worktop. The worktop continues in the open plan dining area with seating for four, and it also provides further storage, featuring fitted units below.

## Bedrooms & Bathrooms

The master bedroom at the front benefits from a comprehensive range of fitted furniture, and the two bedrooms to the rear are well presented and well proportioned for family life. In the fully tiled family bathroom is a three-piece suite comprising a corner bath with shower over, WC, and a large vanity basin with seamless top and integral storage.

The loft is a valuable addition to this property too. The current owners have had it fully boarded, carpeted, and plastered with a Velux window, making it a practical space that's highly suitable for use as a home office or hobby room.

One of the most appealing aspects about this property is the fantastic plot on which it sits. The front drive and double garage with additional drive to the rear provide heaps of room for parking and external storage. To the side of the property is a substantial paved yard area with double gates to the front, and whether outdoor dining with family and friends or playing with the kids, the extensive lawn offers plenty of space for family life.

Just a short stroll down Tottington Road is the bustling centre of Harwood and Bradshaw, offering a great range of amenities including Morrisons supermarket, independent shops, cafés, and pubs. The area is well served by reputable schools, while excellent transport links include Bromley Cross and Hall i' th' wood train stations, with easy motorway access via Bolton or Bury.

Bolton and Bury offer an even wider selection of amenities, and with beautiful countryside right on the doorstep, including Jumbles Country Park and scenic walks up to Affetside village, this location is well-positioned for those who enjoy spending time outside.

Tax band: C

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Tenure: Freehold

Heating: Gas boiler with radiators

Boiler: Vaillant combi, located in the loft

Roof: We are advised the property had a full new roof installed approx. 6 years ago

Loft: Fully boarded, carpeted, plastered and decorated with a Velux window, ideal as a home office

Security: Alarmed with CCTV

Water: On rates

**Braddon Road, Bolton**

**Total Approx. Floor Area 1493 Sq.ft. (138.7 Sq.M.)**

Surveyed and drawn by Lenn Medley for Baulstone Express only. Not to scale. Whilst every effort has been made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

The floor plan is divided into four main sections:

- Garage:** A large rectangular area at the bottom left, labeled "Double Garage 20'5" x 19'4" 6.23 x 5.50m".
- Ground Floor:** Located at the top left, containing a "Conservatory/Lean to 18'8" x 8'1" 5.67 x 2.46m", a "Kitchen/Diner 7'7" x 9'0" 5.45 x 2.83m", a "Lounge 12'0" x 11'7" 3.51 x 3.53m", and a "Hallway 10'0" x 7'4" 3.05 x 2.23m".
- First Floor:** Located at the top right, containing two "Bedroom"s (9'7" x 9'4" 2.91 x 2.85m and 8'3" x 8'0" 2.51 x 2.33m), a "Main Bedroom 11'3" x 9'1" 3.44 x 2.77m", and a "Loft Storage" area.
- Second Floor:** Located at the bottom right, containing a "Loft Storage" area, a "Loft Suite 17'10" x 8'10" 5.44 x 2.70m", and another "Loft Storage" area.

**Energy Efficiency Rating**

| Rating                                      | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |

Current: 68

**Environmental Impact (CO<sub>2</sub>) Rating**

| Rating                                                          | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

Current: 86

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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