



Bradshaw Road

Bolton, BL2 4JJ

Offers around £500,000



Nestled in a highly private, leafy green setting in Bradshaw, this extended end cottage boasts over 1,900 sq. ft of accommodation with an impressive characterful design and beautiful modern interiors finished to a high standard throughout. A brief overview of the home includes a generous open plan kitchen and dining area, lounge, downstairs WC, four bedrooms, an en-suite, family bathroom, and two loft rooms. Externally the plot features a huge drive and substantial garden with excellent landscaping potential.



Character & Lifestyle

The original period cottage benefits from a large extension which has drastically increased the size of the home, making it highly suitable for modern family life while showcasing an abundance of character and charm. Its location off Bradshaw Road set amidst mature woodland gives it notable seclusion and a rural feel, while having the convenience of Harwood's amenities just a minute or so in the car.

Living Space

The open plan kitchen and dining area is a beautifully bright and airy space grounded by quartz tiles, where contemporary design meets cottage character, through exposed stonework and an abundance of glass with two sets of large glass sliding doors. Its super spacious size gives it excellent practicality and social appeal, while affording ample space for a small sofa or pair of armchairs if desired.

Within the bespoke handmade kitchen, a solid oak worktop adds to the rustic countryside design and frames the gloss cabinetry with stylish contrast. Integrated appliances include a dishwasher, sink with drainer and mixer tap, plus a Range style cooker with two ovens, five-zone gas hob and extractor, as well as allocated spaces for a freestanding American-style fridge-freezer, washer and dryer. There's also heaps of storage and worktop space which make it ideal for family life.

Stroll through to the lounge and the bright and airy ambience transitions to a traditional cosy cottage feel, with neutral décor presented in pristine condition, an original exposed stone fireplace as the focal point, and an exposed beam overhead. The lounge also gives access to the original front porch which is a handy addition for extra storage if needed.

Another practical element of the ground floor is the downstairs WC, which continues the stylish contemporary interior design.

Bedrooms & Bathrooms

The oak staircase complements the solid oak internal doors and ascends to the landing connecting the four bedrooms and family bathroom.

Each of the four bedrooms are well-presented, in keeping with the warm and unique character, and have lovely green views of the neighbouring woodland. The second bedroom also features an in-built window seat with circular window – the perfect spot for enjoying a good book.

Three of the four bedrooms are single level, and one of the bedrooms – currently used as the master – provides space over two levels. The current homeowner uses the lower level as a dressing room with en-suite, and the upper level as the bedroom area with sloped ceilings and Velux window. Its en-suite boasts an impressive, vaulted ceiling with another Velux window, tiled floor and tiled feature wall, and a modern four-piece suite comprising walk-in shower, vanity basin with integral storage, WC and bidet.

As well as the four bedrooms, there's a second loft room accessible from the main landing which provides versatility in use. It features a large storage area like a typical loft, in addition to the room itself, which could be a home office, guest bedroom, or an extra TV room for the kids. Please note this loft room does not have a building regulations certificate to be classified as a fifth bedroom.

The family bathroom is a generous size, with plenty of space for a four-piece suite, including a bath and walk-in shower both with matching tiled surrounds, modern feature basin and WC.

Outside Space

The outside space is arranged over two levels, offering excellent versatility. The lower level provides an extensive private parking area with ample room for multiple cars or lifestyle vehicles. Its generous proportions also present scope to reconfigure part of the space into a landscaped garden or secure lawned area – ideal for children or pets.

The upper level features a mix of lawn and shale, accessed directly from the open-plan kitchen and dining area via sliding doors. This private and well-proportioned space is perfect for relaxing outdoors, hosting barbecues, or enjoying al-fresco dining in the warmer months, with plenty of room for gardening or further landscaping to suit personal taste.

Location

Set in a unique, secluded location within the sought-after area of Bradshaw, this location balances countryside tranquillity with everyday convenience. Just moments away lies Jumbles Country Park – a scenic playground for walking, running and cycling, surrounded by beautiful countryside. Nearby Harwood offers an excellent range of amenities including shops, cafés, restaurants and essential services, while families will appreciate access to a selection of highly regarded local schools. With a blend of natural beauty on the doorstep, a village lifestyle and excellent connectivity via road and rail, Bradshaw remains one of Bolton's most desirable residential settings.

Key Details

- Tax band: C
- Tenure: Freehold
- Heating: Water-based underfloor heating in the open plan kitchen and dining area, radiators elsewhere
- Boiler: Viessman boiler with modern water tank, serviced annually
- Water: No meter, on rates
- Security: Alarm, external lighting, and CCTV
- Energy efficiency: 74/C, considered good and higher than average

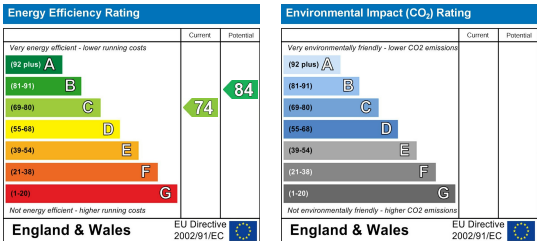
Area Map



Floor Plans



Energy Efficiency Graph



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