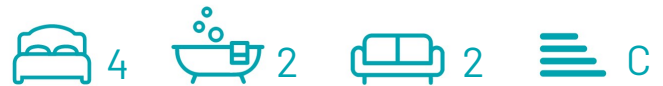




Hardcastle Gardens

Bolton, BL2 4NZ

£520,000



Located within a quiet cul-de-sac on the well-established and sought after development of Bradshaw Hall, this detached four-bedroom property is unique in design and presented in immaculate condition to contemporary standards with premium features, making it an ideal family home you can simply move into, unpack, and enjoy.

A brief overview of the internal accommodation includes an entrance hall, kitchen-diner, utility, lounge, a second versatile reception room, downstairs WC, while upstairs are the four bedrooms well proportioned for family life, a family bathroom, and an en-suite to the master. Externally the property benefits from a large drive, double garage, private and low maintenance back garden, plus a front lawn and a handy sheltered area by the front door.



The Living Space

Pop your car on the drive and make your way inside. The spacious entrance hall welcomes you in and connects the living spaces downstairs...

On the right is a stunning modern kitchen with gloss white and grey cabinetry and a complementary Quartz worktop, in which sits a Neff induction hob with extractor, and basin with drainer and traditional mixer tap, plus a Quooker tap too! Other integrations comprise a range of Neff cooking appliances including two 'slide and hide' traditional ovens, microwave oven and grill, and steam oven, in addition to a full-length fridge, freezer, dishwasher, and wine fridge. With practicality in mind, this beautiful kitchen also features large larder style cupboards with handy sliding shelves, and for added functionality the utility is situated just off the kitchen where the stylish design continues, featuring plumbing for the washer-dryer as well as an extra basin and plenty of cupboard space.

To the rear of the property the kitchen worktop transitions into a breakfast bar to seat four. There's also ample floor space to accommodate a small dining/breakfast table if desired, and French doors open to the back garden while allowing in plenty of natural light to add to the fresh modern vibe.

The contemporary finish continues in the lounge, where soft and neutral décor makes it easy for your furniture to match, and the central chimney breast serves as both a media wall with an inset place for the wall mounted TV, and underneath is a stylish electric wood-effect fire with glass façade that finishes the room just perfectly. Another set of French doors open onto the back garden and again allow in plenty of natural light while affording that desirable indoor-outdoor living on warm summer days.

The second reception room is situated at the front and its no surprise the interior finish is contemporary and pristine here too. This room would have been traditionally a dining room, which would work well, though the current owners use it as an office, and it would alternatively be suitable as a snug, or perhaps a playroom for the kids. Whatever your preference, it is a valuable addition for everyday family life.

Before we head upstairs, also situated off the central entrance hall is the downstairs WC which is finished to trendy modern standards with a vanity basin and integral storage.

The Bedrooms & Bathrooms

Upstairs a spacious landing leads you onto the bedrooms and bathrooms, benefitting from contemporary standards and the added practicality of fitted wardrobes. The master bedroom boasts a generous footprint and is found in immaculate condition, with a modern three-piece en-suite including walk-in corner shower, and wash basin and WC unit with integral storage. Two of the other bedrooms are also substantial doubles providing plenty of room for family life, and the fourth is a single which the current owners make use of as another home office.

The family bathroom is a good size featuring a three piece suite with bath with shower, wash basin and WC, and also offer scope for modernisation if desired, but like every other part of this lovely welcoming home, it is presented in immaculate condition and has evidently been well cared for.

The Outside Space & Garage

As well as the front lawn and large private driveway, this property has a fantastic back garden which is private, secure, low maintenance and looks lovely too! The garden is a suntrap in the summer months and comprises a substantial patio and lawn area with mature borders, plus access into the garage.

The current owners have erected a partition in the garage to create two spaces, one of them is accessed by one of the garage doors and serves as a typical garage for storage of miscellaneous bits and bobs, and the other space is kitted out as a home gym! Whether you would use this as gym or something else, it's certainly a very useful space to have in addition to the already generous interiors.

The Location

Bradshaw Hall is an attractive contemporary development of stone properties on the fringe of the countryside while still having an abundance of amenities and daily conveniences on your doorstep. Jumbles Country Park is a favourite amongst locals and is well within walking distance, and the nearby village like areas of Harwood, Bromley Cross and Edgworth provide an array of cafes, pubs, bars and restaurants to enjoy, whether it's a Sunday brunch after a scenic stroll or catching up with friends over a bottle on Friday night. Morrisons supermarket is also in Harwood, in addition to independent shops and other village style amenities. The location is well suited for families with a great selection of schooling nearby and main bus route on Bradshaw Road accessible in a few minutes on foot.

The Specifics

The tax band is G.

The tenure is leasehold with a ground rent of £64 per annum.

The lease length is 999 years from 27 August 1999, hence 975 years remain as of writing.

The boiler is a Worcester combi located in the utility and has been serviced annually by British Gas since installation approx. 6 years ago.

The property has traditional gas central heating except in the kitchen and en-suite where there is underfloor heating.

The loft is boarded.

The property is alarmed.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

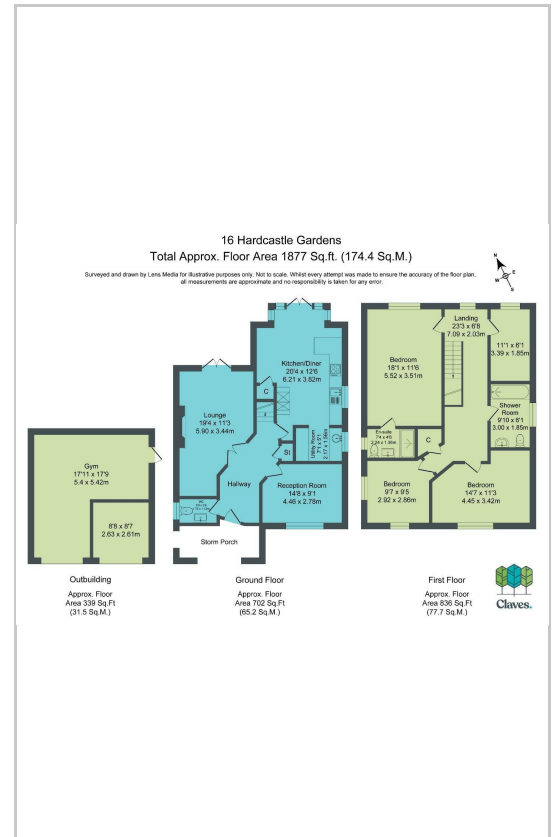
Claves.

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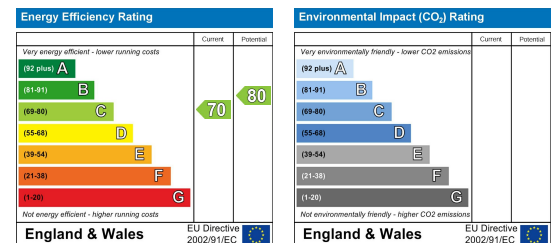
Area Map



Floor Plans



Energy Efficiency Graph



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