



## Bradshaw Road

Bolton, BL2 4JP

Offers over £750,000



Set amidst the rolling green countryside of Bradshaw, this detached family property boasts an incredibly generous plot and is bursting at the seams with potential. Surrounded by open fields while still having the comfort of a few neighbours and amenities nearby, Burnlea offers the best of both worlds.

A brief summary of the downstairs accommodation includes a front porch and entrance hall, three reception rooms, kitchen, utility, downstairs WC, and a huge integral garage, while upstairs are three bedrooms suitable for family life, plus a family bathroom.

The interiors provide opportunity for modernisation, and this property has significant extension and redevelopment potential for those with the appetite. Externally the property is situated on an large, leafy green, private plot with comprehensive gardens, a substantial private driveway, plus an outbuilding/summer house.



### The Living Space

The home has a traditional feel and welcomes you in through a front porch leading to the central hallway, with two reception rooms either side offering choice and versatility in use. Both reception rooms are well proportioned and benefit from bay windows which create a bright, airy feel and give a nod to the traditional design. To the left is the lounge where a multifuel burner sits on a central chimney breast, providing a lovely warmth and cosy glow on cold winter days. And to the right is the dining room, which would otherwise be suitable as a home office or snug.

To the rear of the home the hallway opens onto a large kitchen which features a dishwasher and Aga, and like other aspects provides opportunity for modernisation and reconfiguration. Owing to the kitchen leading into the orangery at the rear, there is scope to knock through and create one large open plan space where cooking, dining, and socialising blend seamlessly. The orangery is a fantastic size and is multifunctional as another dining area plus a lounge, while allowing you to appreciate the great garden this property has to offer at the rear.

From a practical perspective, the rear of the property is also home to a downstairs WC and a utility room, both widely considered a necessity for modern family life. From the orangery adjacent to the utility is also access to the integral garage, which is a huge space and could suit alternative uses if desired.

### Bedrooms & Bathrooms

Upstairs the three bedrooms are all doubles, and all offer expansive scenic views of the surrounding countryside. The family bathroom has great views too, which can be enjoyed when having your morning shower! A three-piece suite is found in the bathroom, including a spacious walk in shower, WC, and his and hers wash basins.

### The Outside Space

One of the most attractive features of this property is the incredibly generous plot, with mature, private gardens to the front, side and rear, making it a fantastic option for family life with plenty of space for the kids to play, and also for those who are keen gardeners as there is so much garden to enjoy! Multiple lawns with established borders and beds, a mixture of trees and shrubbery, and several patios where you can sit back, unwind, and enjoy the warm summer sun. Beyond the privacy of the mixture of trees in the back garden, the plot extends further where another lawn area houses an outbuilding/summer house of timber construction, with a log burner and fitted shelving and cabinetry – a lovely place to relax in peace away from the busyness of everyday life. There is also a substantial potting shed/greenhouse in the lower garden, as well as the large garage as mentioned prior.

### The Potential

Burnlea provides a significant opportunity for those with the appetite to extend and/or redevelop the property to create what would undoubtedly be an impressive contemporary home, similar to other property transformations in the area. With such a large plot, the property is highly suitable for extending (subject to regulations), and the huge garage provides scope for conversion too. Alternatively, the house provides a brilliant opportunity to modernise and make your own while enjoying the already generous footprint of over 2,000 sq ft.

### The Location

This property is situated in a beautiful semi-rural location with rural views in all directions, while benefitting from being close to a huge range of amenities in a selection of neighbouring villages and towns. Bradshaw, Harwood, Bromley Cross, and Edgworth are all nearby in the borough of Bolton, while Hawkshaw, Greenmount, Holcombe and Ramsbottom are also nearby in the borough of Bury. All of these attractive village-like areas offer a huge selection of great country pubs, cosy cafes, international restaurants, local shops, and other amenities, meaning you will never run out of options and are spoilt for choice!

Jumbles Country Park is quite literally on your doorstep, perfect for strolls with four-legged friends. And further afield is Holcombe Hill, the Wayoh and Entwistle Reservoirs, and the West Pennine Moors, meaning local outdoor pursuits are in abundance too.

Despite its semi-rural location, the house is well connected with respect to transport links. Bromley Cross, Entwistle, and Ramsbottom Train Stations are all within a short drive. Plus, the M66 can be accessed via Bury, and the M61 via Bolton. Bolton and Bury also provide some prestigious schooling options, including Bolton Independent Day School, and Bury Grammar School, while also offering a range of excellent public schooling too.

### The Specifics

The tax band is E.

The tenure is freehold.

There is oil powered central heating with a boiler located in the utility, plus an oil powered Aga in the kitchen.

The loft is part boarded.

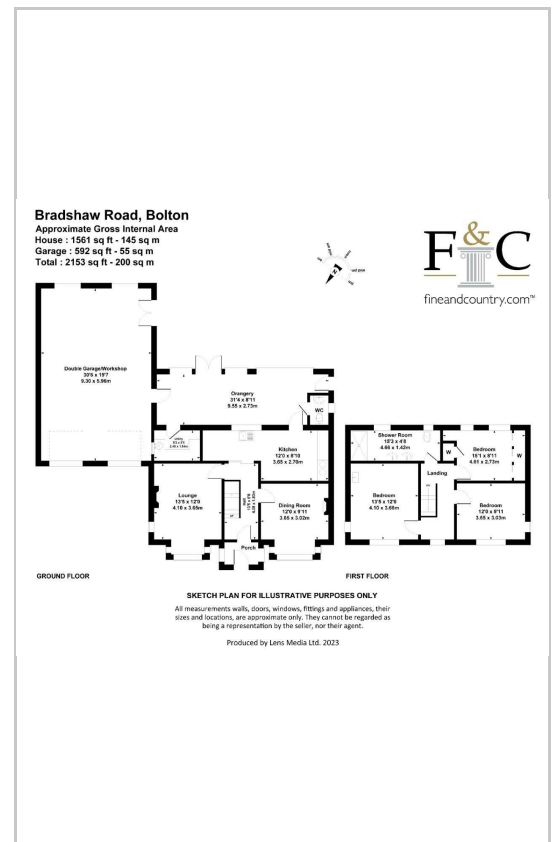
The property is alarmed.

The property's drainage is via septic tank.

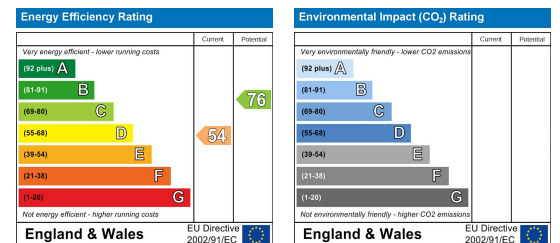
## Area Map



## Floor Plans



## Energy Efficiency Graph



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