



REDPATH LEACH

ESTATE AGENTS

## FEATURES

- Three Bed Semi-Detached Property
- Highly Desirable Residential Location
- Open Plan Kitchen/Diner/Family Room
- Beautiful Fitted Kitchen & Bathroom
- Sizeable Garden & Countryside Views
- Driveway Parking & Single Garage
- Available with No Onward Chain

BRAMHALL  
AVENUE,  
HARWOOD

£340,000



Bramhall Avenue, Harwood



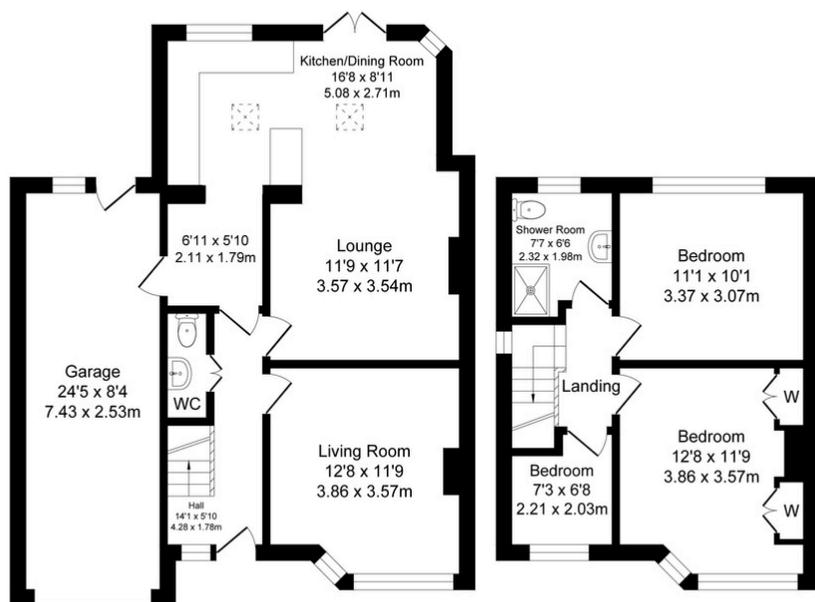
Bramhall Avenue, Harwood



Bramhall Avenue, Harwood

## Total Approx. Floor Area 1180 Sq.ft. (109.6 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



**Ground Floor**

Approx. Floor Area 775 Sq.Ft (72.0 Sq.M.)

**First Floor**

Approx. Floor Area 405 Sq.Ft (37.6 Sq.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Situated just off Hardy Mill Road in the highly desirable district of Harwood, the property lies in a quiet and family-friendly location. An abundance of local shops and amenities are available within the centre of the village, whilst those with a penchant for socialising will be spoiled for choice by the eclectic range of bars, public houses and eating establishments. The youngest members of the family are well catered for by the plethora of well-regarded schools at all levels – always an important consideration for any home of this type, including the particularly prestigious Turton High School. After a tough day in the office, the close proximity to beautiful local countryside is a real highlight, to relax away the stresses of the day with an evening stroll with the dogs.

The accommodation itself is lovely and light throughout, accentuated by the neutral décor and extends to circa 1,180 square feet in total: entering via the welcoming entrance hallway with its spindled staircase to the first floor and handy off-lying two-piece cloakroom/WC, before proceeding through into the 12' front-facing formal living room. Currently utilised as an additional bedroom to suit our client's requirements, this lovely reception room brims with natural light via the feature bay window, whilst the warm and inviting ambience is emphasised by the feature fireplace with its traditional open fire.

The smart tiled flooring extends from the hallway into an antispacer, providing a useful additional storage area, as well as courtesy access to the attached garage, and then through into the extension where the beautiful L-shaped open plan kitchen/diner/family room provides a real hub of the home-type feel. Bathed in the light afforded by the Velux windows and the epitome of modern day living, this wonderfully sociable environment lends itself effortlessly for gathering all generations of the family together or indeed when one wishes to entertain friends for dinner, with one's guests able to spill out onto the patio via the uPVC double glazed French doors for an after-dinner glass of something sparkling.

The seating area has an enviable cosy atmosphere, which will be ideal for those wintry Saturday nights spent with a film and a takeaway, with the feature solid fuel burner providing the perfect crackling soundtrack to one's evening.

The stylish kitchen is fitted with a range of wall and base units in duck egg blue, with contrasting marble-effect laminated work surfaces in grey and includes a peninsular unit incorporating a breakfast bar, as well as an integrated high-level electric oven, gas hob and overhead extractor canopy.

Up on the first floor, the landing provides access to the three bright and appealing bedrooms, with the 12' principal bedroom benefitting from a range of built-in wardrobes and another lovely bay window mirroring the lounge, whilst bedroom two boasts quite stunning far-reaching views of the surrounding countryside and the West Pennine Moors. The accommodation is completed by the beautifully appointed wet room-style shower room, which is fully tiled and fitted with a smart three-piece suite in classic white, comprising of WC, over-sized vanity wash hand basin and walk-in shower cubicle.

Externally, the low-maintenance block-paved frontage provides off-road parking facilities for a number of vehicles, as well as giving access to the attached 24' garage. The rear garden is of a great size, being mainly laid to lawn and framed by paving. The raised patio area provides a space for those impromptu barbeques, whilst a further paved seating area at the bottom of the garden would be a perfect spot to site a rattan sofa set or a romantic setting for al-fresco dining, with the gorgeous countryside views providing an idyllic backdrop.

Homes within this highly sought-after location are rarely available for long and we would highly recommend an early inspection to avoid disappointment.

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