

DRAFT

Please confirm that the below details are correct to the best of your knowledge via email.

We can only begin marketing your property after the details have been approved.

55 Bradshaw Meadows, Bolton, BL2 4NA

Welcome to 55 Bradshaw Meadows...A detached family home set in a quiet cul-de-sac. Briefly comprising of a lounge-diner, kitchen, study, conservatory, three well-proportioned bedrooms and a modern family bathroom with a separate WC. Externally, the property boasts both front and rear gardens as well as a driveway for convenient parking. Located on the popular Bradshaw Meadows estate, you're well placed for great local schools, transport links, local shops and amenities, as well as being just a short stroll away from open countryside for some beautiful walks.

A Closer Look...

Step into the welcoming hallway, the kitchen is positioned immediately to your right and is fitted with a range of wooden wall and base units. Integrated appliances include an electric hob, oven, extractor hood, dishwasher and a stainless steel sink, with additional space for a washing machine and fridge freezer. Continue into the spacious open-plan lounge and dining area, offering ample room for both living and dining furniture and featuring a front-facing window that fills the space with natural light. Just off the dining area, the study provides a versatile room, ideal for use as a home office or utility space. Sliding patio doors from the dining area lead into the bright and airy conservatory, complete with fitted blinds and further patio doors that open onto the rear garden, creating the perfect space to enjoy indoor-outdoor living during the warmer months. At the bottom of the stairs there is a practical storage cupboard useful for any of your miscellaneous household items.

Bed and Bath...

To the first floor, the property offers three well-proportioned bedrooms, a stylish family bathroom and a separate WC. The spacious master bedroom is positioned to the front of the property, while bedroom two is also a generous double room. Bedroom three is a well-sized bedroom and is currently utilised as a dressing room, offering flexibility to suit a variety of uses. The stylish family bathroom is fully tiled and comprises of a vanity wash basin, heated towel rail, bath with both a rainfall shower and a handheld attachment and a useful built-in storage cupboard. Next to the bathroom, the separate WC is part tiled and benefits from a chrome heated towel rail. Additional storage is available via the loft hatch on the landing, which provides ladder access to a boarded loft space.

Step Outside...

The rear garden features a well-kept lawn and plenty of patio space for you to set up your outdoor furniture and enjoy in the warmer summer months. The garden is boarded with planting beds for

gardening and large shed is positioned to the back lawn for convenient outdoor storage space. A side gate takes you to the front lawn and driveway for two vehicles.

The Location...

This beautiful property is set on the Bradshaw Meadows development, surrounded by countryside offering a semi-rural lifestyle, while remaining close to local amenities. All of the popular schools, shops, restaurants and transport links of the surrounding area are within easy reach. Jumbles Country Park is on your doorstep, perfect for outdoor pursuits or a stroll through the woodland with the dogs. Bromley Cross is less than 10 minutes drive away, offering easy links to the train station, as well as Canon Slade Secondary School and the A666 motorway link, while Bradshaw is just down the road.

£350,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



- Detached Family Home
- Lounge-Diner
- Kitchen
- Conservatory And Study Room
- Three Spacious Bedrooms
- Modern Family Bathroom And Separate WC
- Front And Rear Gardens
- Driveway
- Quiet Location
- Close To All Local Amenities

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Front Elevations



Kitchen



Open Lounge-Diner



Open Lounge-Diner



Feature Photo



Study/ Utility Room



Conservatory



First Floor Landing And Stairs



Master Bedroom



Bedroom Two



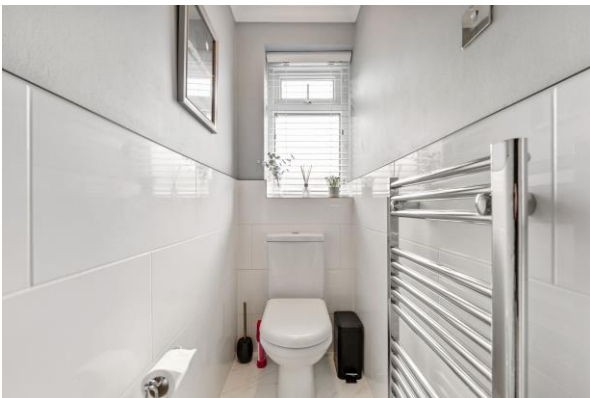
Bedroom Three



Bathroom



Separate



Rear Garden



Agents Notes

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