



4 Hillside Close, Bradshaw  
£315,000

**Miller Metcalfe**  
*Every step of the way*

## 4 Hillside Close

Bradshaw, Bolton

An impressive family home, set in a quiet cul-de-sac just off Tottington Road.

The property is well positioned to popular nearby amenities with Harwood town centre within walking distance offering a range of shops, supermarkets, pubs and cafes. For those that need to commute there are strong links to Bury, Manchester and beyond.

Accommodation briefly comprising entrance hallway with stairs leading to the first floor, a three piece family bathroom suite, lounge, modern fitted kitchen with integrated appliances, family room which opens to a conservatory that overlooks the rear garden. Rising to the first floor are three bedrooms with fitted wardrobes and a three piece shower room.

Outside the property sits on a generous plot with a garden to the front and a driveway, behind some double gates is an enclosed area that leads to the single detached garage and provides access to the rear garden. The rear garden is beautifully landscaped with mature plants and shrubs and a seating area, the rear garden also has the benefit of being not directly overlooked.

Council Tax band: C

Tenure: Freehold

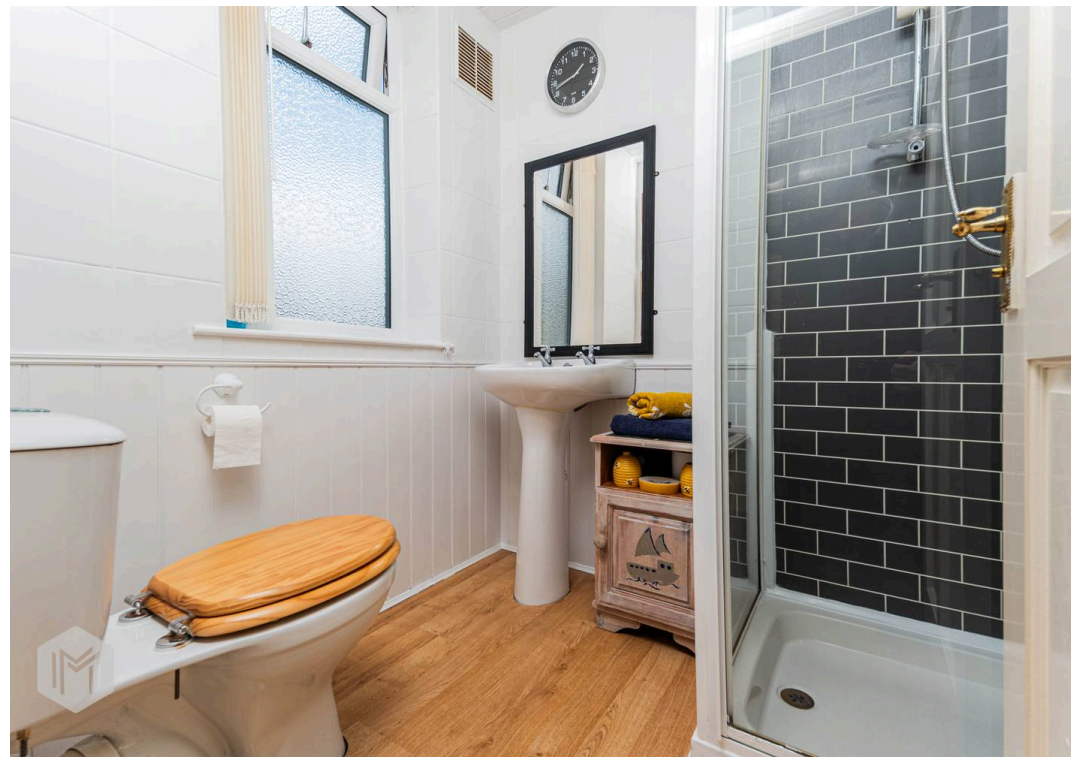
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

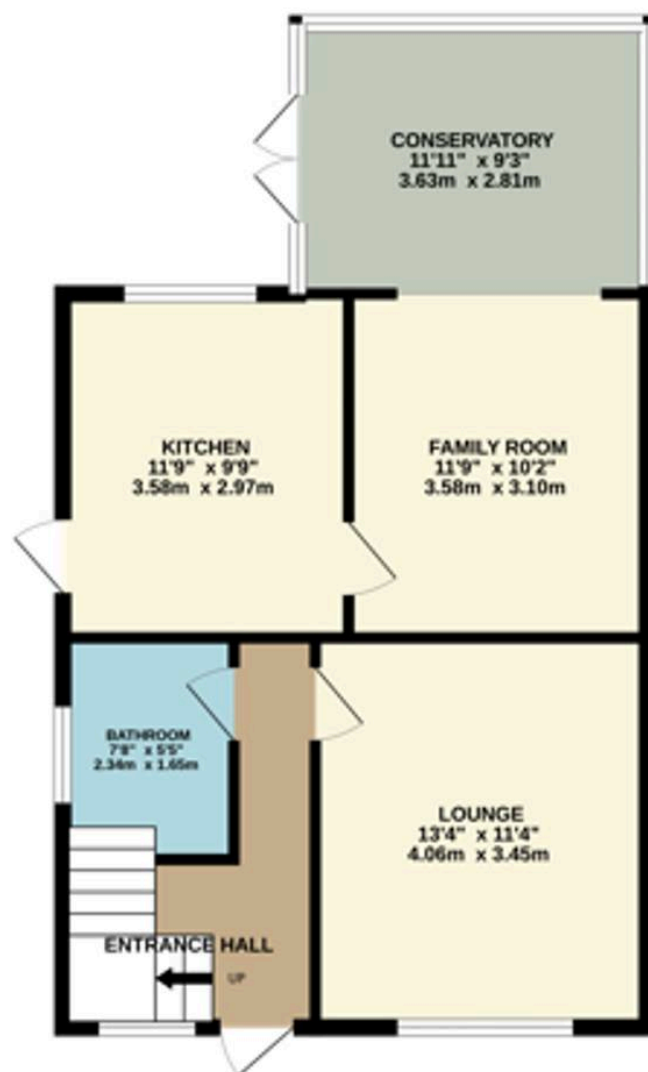








GROUND FLOOR  
610 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 1009 sq.ft. (93.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Miller Metcalfe - Harwood

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