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BRADSHAW ROAD, HIGHER BRADSHAW, BL2 4JR



- Charming stone cottage
- Semi rural location, stunning views
- Surrounded by countryside
- Many character features
- 2 good sized bedrooms
- Modern kitchen & shower room
- Easy reach of Bury & Bolton
- Viewing highly recommend



£260,000

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A fantastic opportunity to purchase this charming stone cottage, nestled on the edge of the west Pennine moors. Higher Bradshaw is within close proximity to Harwood, Edgworth and Ramsbottom, with easy access to both Bury and Bolton town Centres. The property is surrounded by stunning farmland, with lovely far reaching views. Inside there are many character features, including a stone Fireplace with a multi fuel back boiler central heating system, contemporary shower room and a modern kitchen dining room. There is a useful cellar room, which is tanked out and has previously been utilised as an office. The location is ideal for walkers and outdoor enthusiasts, with the Jumbles country park and beautiful countryside close by. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk The accommodation briefly comprises, Double glazed entrance porch, lounge, kitchen dining room and a cellar room. Upstairs there are two double bedrooms and a modern shower room.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Double glazed rock door leading to

Entrance porch: Quarry tiled floor, uPVC double glazed windows, double glazed door leading to

Lounge: 14' 0" x 15' 4" (4.26m x 4.67m) uPVC double glazed window front aspect, feature Fireplace incorporating a multi fuel burning stove incorporating a central heating back boiler, mounted on a stone flagged hearth, wooden beams to the ceiling

Kitchen dining room: 15' 0" x 12' 3" (4.57m x 3.73m) Stable style double glazed 'Rock' door, rear aspect uPVC double glazed window rear, aspect, range of modern fitted wall and base units with complementary work surfaces and splashbacks, built in Neff oven, ceramic electric hob, concealed extractor hood above, integrated fridge and freezer, sink unit with mixer tap, integrated dishwasher space for a washing machine, radiator, wooden beams to the ceiling, enclosed staircase.

Utility room: 7' 5" x 4' 10" (2.26m x 1.47m)

Cellar: 14' 10" x 8' 7" (4.52m x 2.61m)

Landing: Access to the loft via a folding wooden ladder. The loft is insulated and boarded for storage.

Bedroom 1: 15' 0" x 14' 0" (4.57m x 4.26m) uPVC double glazed window front aspect, radiator below, modern fitted wardrobes and bedside drawers, wooden beams to the ceiling.

Bedroom 2: 9' 10" x 8' 10" (2.99m x 2.69m) uPVC double glazed window rear aspect, radiator, built in airing cupboard, wooden beam to the ceiling.

Shower room: 6' 7" x 5' 9" (2.01m x 1.75m) Modern suite comprising, shower cubicle, close coupled WC, wash basin with mixer tap inset to a vanity cupboard, tiled floor, heated towel rail, two skylight windows, wooden beam, inset spotlights to the ceiling.

Outside: There is a delightful laid to lawn garden with mature tree and plants displays aside Yorkstone flag pathway leads to the front porch. To the rear the garden is mature with stunning farmland views. The garden is mostly laid to lawn, with mature plant displays.

Viewings: Please contact Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: We are advised there is £50 ground rent for the rear garden. Cardwells estate agents Bolton research indicates the property is leasehold 999 years from 1 January 1807

Council tax: Cardwells estate agents Bolton research indicates the property is band C £2015 per annum.

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates the property is not in a conservation area.

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