



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



**BRADSHAW ROAD, TURTON, BL7 0HR**



- Wonderful views to the front & rear
- Private off road driveway car parking
- Beautifully presented throughout
- Stylish blend of character
- Contemporary Modern fitted kitchen/diner
- Incredible view while washing the pots!
- Two good bedrooms, white bathroom
- Easy maintenance gardens



**Offers in Excess of £255,000**

**BOLTON**

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E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

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E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A beautifully presented two bedroom stone cottage which enjoys fantastic views to both the front and the rear. Unusually for a period cottage there is private off road driveway parking. The position is superb feeling rural yet being within walking distance to the highly regarded Soho Spice restaurant, and close to Harwood, Bradshaw, Edgworth, Ainsworth, Tottington and Hawkshaw. The accommodation is very well presented throughout and enjoys a lovely juxtaposition of period charm and features blended with modern luxuries. The accommodation on offer extends to around 947 ft.<sup>2</sup> and briefly comprises: entrance porch, living room with woodburning stove, stylish fitted kitchen/diner complete with integrated appliances, first floor landing, large master bedroom which enjoys the super views to the front, good second bedroom which enjoys the far reaching views to the rear and a stylish white three-piece bathroom suite. Externally there is an easy maintenance paved garden to the rear and private off-road driveway parking to the front. The property benefits from uPVC double glazing, gas central heating and fabulous views which need to be seen to be fully appreciated. In the first instance there is a walk-through viewing video available to watch and then a viewing can be arranged by calling; Cardwells Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Approximate floor area:** The overall approximate floor area is around 88 m<sup>2</sup>/847 ft.<sup>2</sup> with accommodation over two levels.

**Entrance porch:** 4' 7" x 4' 0" (1.399m x 1.215m) Measured at maximum points, uPVC double glazed windows to 3 sides and quality double glazed entrance door, exposed stone walls, ceramic tiled floor.

**Living room:** 14' 8" x 14' 5" (4.468m x 4.396m) Measured at maximum points. uPVC window to the front with fitted blinds and curtains, exposed stone chimney breast with stone flag hearth and wood burning stove, beamed ceiling, quality flooring.

**Kitchen diner:** 14' 6" x 9' 9" (4.430m x 2.968m) Wonderful far reaching countryside views. A modern style white gloss fitted kitchen complete with integrated fridge/freezer, dishwasher, oven/grill, microwave, electric hob and extractor, stainless steel sink and drainer with mixer top over, ceramic floor tiling, uPVC window, uPVC rear entrance door, radiator, breakfast space, under stairs storage space finished in the same style as the kitchen cabinets, spot lighting.

**First floor landing:** 6' 3" x 4' 8" (1.897m x 1.429m) Drop down ladder access to the loft space.

**Bedroom 1:** 14' 8" x 14' 9" (4.478m x 4.498m) A generous master bedroom which enjoys beautiful views to the front through the uPVC window, radiator, quality carpeting, large double wardrobe unit with built-in drawers and matching bedside furniture and chest of drawers are included in the sale.

**Bedroom 2:** 9' 9" x 7' 11" (2.966m x 2.414m) Bedroom two enjoys the fabulous views to the rear which on a clear day can include Barrow Bridge, Winter Hill, Darwen Tower and beyond, radiator, thick carpeting, building storage space.

**Bathroom:** 6' 0" x 4' 7" (1.837m x 1.397m) A white three-piece bathroom suite comprising conner WB with built under storage space, dual flush WC and matching bath, heated towel rail, ceramic wall tiling, spot lighting, uPVC window to the rear enjoying the wonderful far reaching views.

**Parking:** There is private off-road driveway parking to the front of the property, we are advised that two cars can be accommodated on the driveway.

**Gardens:** To the borders of the driveway to the front raised flower beds with colourful flowers troops and small trees. The rear garden is flagged for easy maintenance.

**Plot size:** Plot size is around 0.02 of an acre.

**Chain details:** The property will be sold with an upward chain the details of which will be confirmed to in due course.

**Tenure:** Cardwells Estate Agents Bolton pre-marketing research indicates that the property is Leasehold enjoying a term of 999 years from 24th June 1907, our client advised that of the annual ground rent is no more than £5 per annum.

**Council tax:** The property is located in the borough of Bolton and the Council tax band rating is C with an approximate annual cost of around £2,015.

**Flood risk information:** Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a "very low" risk of flooding.

**Conservation area:** Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

**Viewings:** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance at your convenience.

**Disclaimer:** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

