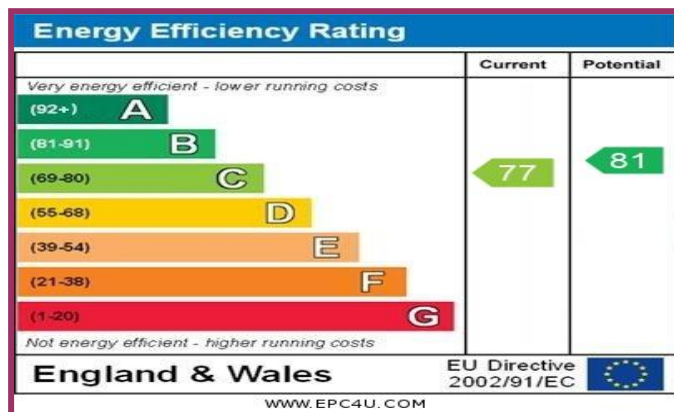




HARDCASTLE GARDENS – BRADSHAW – OFFERS OVER £795,000

Superb opportunity to purchase a six bedroom detached family home located within the prestigious “Bradshaw Hall” development just off Bradshaw Road, Bradshaw. This wonderful Freehold family home gives you a semi rural feel as it’s set within picturesque and leafy surroundings with many fantastic walks to be had through the scenic Jumbles Country Park and the Kingfisher Trail. Offered for sale with no onward chain, this property provides the perfect home for the family with many local amenities within close proximity with Bradshaw and Harwood being on the doorstep. For the commuter, Bromley Cross train station is approximately ten minutes away and will take you towards both Blackburn and Manchester. Internally the accommodation is set over three floors with a porch, cloakroom/wc, office, entrance hallway, family room, lounge, kitchen/diner, pantry and utility to the ground floor. The first floor comprises four double bedrooms, three with en-suite and family bathroom with the sixth bedroom and the main bedroom suite with walk in wardrobe, en-suite and wonderful views to the rear on the second floor. Externally there is superb sized block paved driveway for multiple vehicles with two up and over doors leading to the double garage at the front. To the rear of the property, there is a fish pond and an Indian stone patio area which gives access to gates at both sides of the property leading to the front and also to the garage. The rear garden is split into designated areas with an area for drying clothes, a lawn complete with stepping stones leading to the rear of the garden which has a gravel path with raised flowerbeds again leading to a large decking area with access to the garden room and fantastic views beyond. There are also stairs leading below the decking area which provide a handy storage space.

This wonderful home simply must be viewed to appreciate the size and standard of accommodation on offer. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

BOLTON

11 Institute St, Bolton, BL1 1PZ

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BURY

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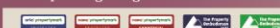
LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

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Incorporating: Wright Dickson & Catlow: WDC Estates



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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch:
Downlights, fitted storage cupboards, laminate effect flooring, door to cloakroom/wc and office.

Cloakroom w.c:
Downlights, wc, wash hand basin, laminate effect flooring, tiled splashback to the walls, extractor fan, radiator.

Office: 11' 2" x 5' 11" (3.4m x 1.8m)
Ceiling light point, double glazed window to the side, radiator.



Entrance hallway:
Downlights, radiator, coving the ceiling, laminate effect flooring, stairs leading to the first floor



Kitchen diner: 22' 0" x 19' 8" (6.7m x 6m)
Downlights, double glazed window overlooking the rear garden, double glazed bi-fold doors leading onto the Indian stone patio, radiator, range of fitted wan land base units with centre island unit and complimentary quartz worktops incorporating an extractor fan, induction hob, double electric Bosch oven, two integrated fridge/freezers, dishwasher, one and a half bowl stainless steel sink inset within the quartz worktops with a Quooker hot water tap which also includes filtered cold and sparkling water, waste disposal, tiled flooring with splashback to walls, open into the pantry.

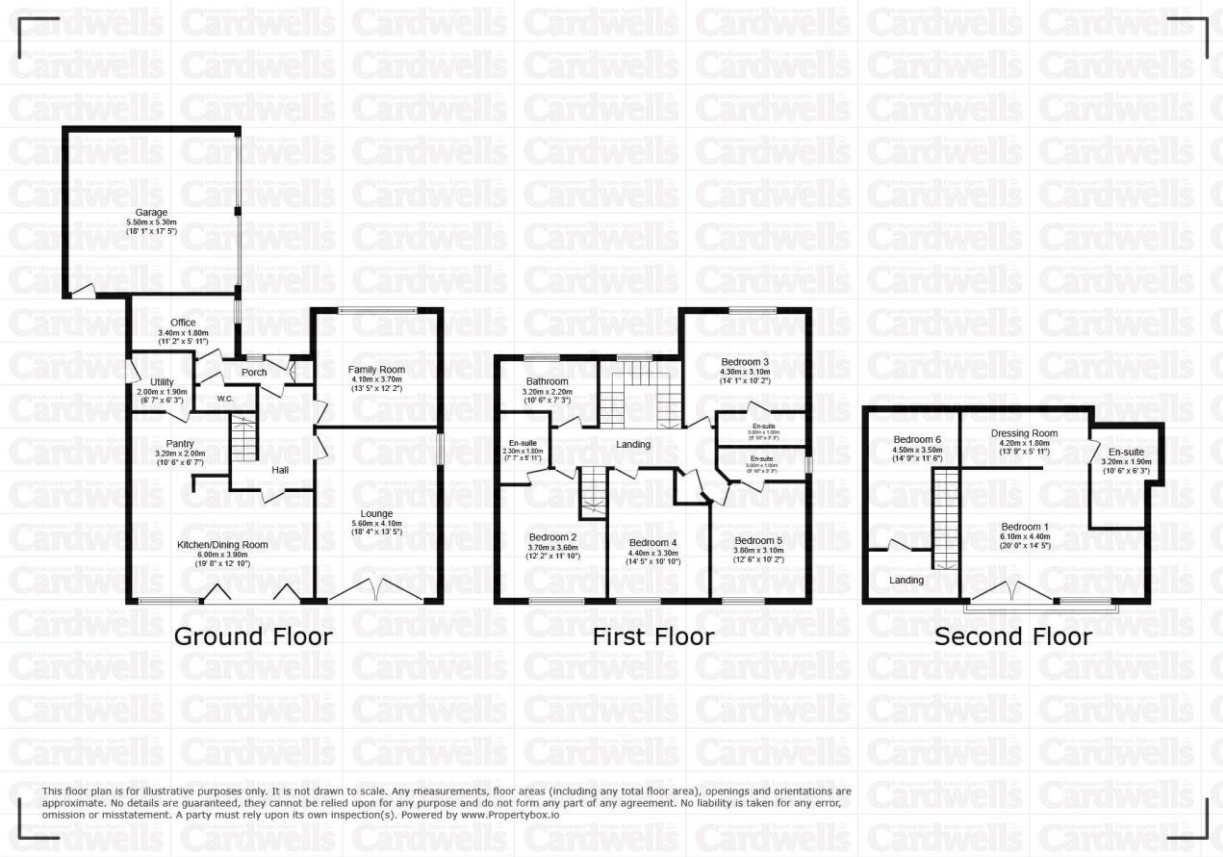


Viewings:
For viewings please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure:
Cardwells estate agents Bolton research indicates the property is Freehold.

Council tax:
Cardwells estate agents Bolton research indicates the property is band

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



Pantry: 10' 6" x 6' 7" (3.2m x 2m)
Downlights, fitted storage cupboards, double glazed window to the side, tiled flooring.



Utility: 6' 7" x 6' 3" (2.0m x 1.9m)
Ceiling light point, radiator, double glazed window to the side, range of fitted wall and base units with integrated one and a half bowl stainless steel sink with mixer tap and drainer, space for a washing machine and dryer, wall mounted Vaillant boiler, fitted storage cupboards, tiled floor with splashback to the walls.

Lounge: 18' 4" x 13' 5" (5.6m x 4.1m)
Ceiling light points, coving to the ceiling, radiator, laminate effect flooring, wood burning stove with feature surround, double glazed French doors leading to the Indian stone patio.



Family room: 12' 2" x 11' 10" (3.7m x 3.6m)
Ceiling light point, coving to the ceiling, wall mounted vertical radiator, laminate effect flooring, double glazed picture window to the front.



First floor landing:
Ceiling light point, double glazed picture window to the front, coving to the ceiling, radiator.



Bedroom 2: 11' 10" x 12' 2" (3.6m x 3.7m)
Downlights, coving to the ceiling, fitted wardrobes, double glazed window overlooking the rear garden, radiator, door to en-suite



En suite: 7' 7" x 5' 11" (2.3m x 1.8m)
Downlights, double glazed window to the side, built in storage cupboard, wall mounted vertical ladder radiator, four piece suite incorporating his and her bowl sinks, wc, walk in shower cubicle, tiled walls.



Bedroom 3: 10' 2" x 14' 1" (3.1m x 4.3m)
Ceiling light point, double glazed windows to the front, double glazed French doors with Juliet balcony, radiator



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En suite: 9' 10" x 3' 3" (3m x 1m)

Downlights, three piece suite incorporating a vanity unit with inset sink and wc, walk-in shower cubicle, wall mounted vertical ladder radiator, tiled floor with splashback to the walls, underfloor heating, extractor fan.

Bedroom 4: 10' 10" x 14' 5" (3.3m x 4.4m)
Ceiling light point, coving to the ceiling, double glazed window overlooking the rear garden, fitted wardrobes, radiator.

Bedroom 5: 10' 2" x 12' 6" (3.1m x 3.8m)
Ceiling light point, double glazed window over looking the rear garden, radiator, fitted wardrobes, door to en-suite.



En suite:

Downlights, double glazed window to the side, three piece suite incorporating a vanity unit with inset sink and wc, walk-in shower/wetroom, wall mounted vertical ladder radiator, tiled floor with splashback to the walls, underfloor heating.

Bathroom: 10' 6" x 7' 3" (3.2m x 2.2m)

Downlights, fitted storage cupboards, double glazed window to the front, four piece suite incorporating a wc, pedestal sink, bath, walk in shower cubicle, tiled floor with splashback to the walls, wall mounted vertical ladder radiators, underfloor heating.



Second floor landing: Downlights, double glazed floor to ceiling window with stunning views to the rear.

Bedroom 1: 20' 0" x 14' 5" (6.1m x 4.4m)

Downlights, radiator, double glazed French doors with Juliet balcony providing stunning views over the garden.



Walk in wardrobe: 13' 9" x 5' 11" (4.2m x 1.8m)

Downlights, double glazed skylights to the front, storage to the eaves.



En suite: 10' 6" x 6' 3" (3.2m x 1.9m)

Downlights, skylight, wall mounted vertical ladder radiator, four piece suite incorporating a vanity unit with his and her sinks, wc, walk in shower cubicle, tiled floor with splashback to the walls, extractor fan.



Bedroom 6: 14' 9" x 11' 6" (4.5m x 3.5m)

Downlights, double glazed skylights to the front, laminate effect flooring, storage to the eaves.



Garden room:

Downlights, dual aspect double glazed windows to the front and the rear, double glazed sliding patio doors leading to the decking, laminate effect flooring, currently used as an office or a hobby room.



Garage:

Double garage with two up and over doors, wall mounted electric car “pod point”, loft area boarded for storage.

Garden:

To the front of the property there is superb sized block paved driveway for multiple vehicles with two up and over doors leading to the double garage. To the rear of the property, there is a fish pond and an Indian stone patio area which gives access to gates at both sides of the property leading to the front and also to the garage. The rear garden is split into designated areas with an area for drying clothes, lawn complete with stepping stones leading to the rear of the garden which has a gravel path with raised flowerbeds again leading to a large decking area with access to the garden room and fantastic view views beyond. There are also stairs leading below the decking area which provide a handy storage space.



