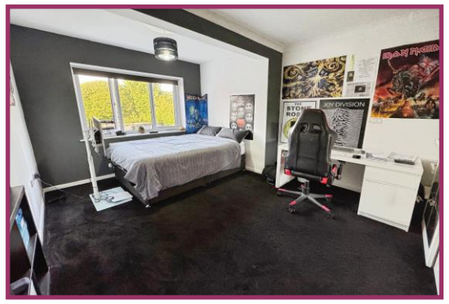








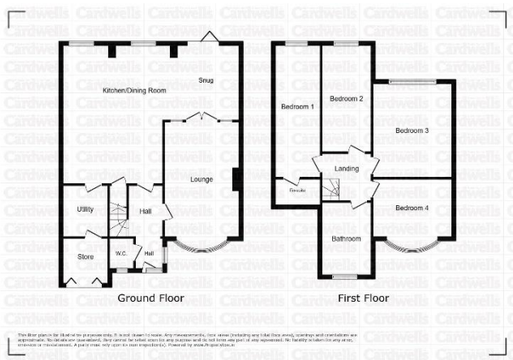












Independent Estate Agents Cardwells Est. 1982

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BRADDYLL ROAD, OVER HULTON, BL5 1DY



- Sizeable semi detached
- Four double bedrooms
- Stunning open plan family area
- Lounge with bay window
- Snug
- Good sized gardens to rear
- Sought after location
- Early viewing advised





£445,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

Situated within the highly sought-after Over Hulton area of Bolton, this significantly extended four-bedroom semi-detached family home offers exceptional living space, perfectly suited to modern family life. Beautifully configured throughout, the property enjoys a prime position close to highly regarded schools, local amenities, excellent transport links and attractive green spaces. Over Hulton remains one of Bolton's most desirable residential locations for families, offering a strong community feel and convenient access to everyday amenities. Nearby facilities include local convenience stores, butchers, cafés, supermarkets, healthcare services and leisure facilities, whilst Bolton town centre, Middlebrook Retail Park and The Trafford Centre are all readily accessible. The area is particularly popular with families due to its excellent educational provision. The property falls within easy reach of St Andrew's CE Primary School, Heathfield Primary School and St Bede Academy, whilst highly regarded secondary schools including Essa Academy, Ladybridge High School and King's Leadership Academy Bolton are all nearby. For commuters, the location offers superb connectivity. Regular bus services operate along Newbrook Road, St Helens Road and surrounding routes, providing direct connections to Bolton, Atherton, Walkden, Leigh and Manchester. Atherton Railway Station is approximately 1.2 miles away and offers rail links to Manchester, Wigan and beyond. The property also enjoys convenient access to both Junctions 4 and 5 of the M61 motorway, making travel throughout Greater Manchester and the North West straightforward. The thoughtfully designed accommodation briefly comprises an entrance hall, guest WC, comfortable lounge and a stunning open-plan family living space incorporating a contemporary kitchen, dining area and snug, creating the perfect hub for modern family life and entertaining. There is also a utility room providing access to the useful bin store. To the first floor are four double bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom. Externally, the property benefits from a driveway providing off-road parking to the front, alongside a lawned garden. To the rear is a generous family garden featuring a paved patio, substantial lawn and additional seating areas, offering an excellent space for children to play and for outdoor entertaining. Combining substantial family accommodation, excellent schooling, convenient commuter links and a highly desirable Over Hulton location, this outstanding home is certain to appeal to growing families and early viewing is strongly recommended.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall: 11' 10" x 7' 10" (3.6m x 2.4m) Double glazed door to the front elevation. Double glazed window to the side. Radiator. Stairs leading off to the first floor landing.

Guest w.c: 3' 11" x 3' 7" (1.2m x 1.1m) Double glazed porthole window to the front elevation. Two piece suite comprising pedestal hand wash basin and close coupled W.C. Radiator.

Lounge: 17' 9" x 11' 6" (5.4m x 3.5m) Double glazed bay window to the front elevation. Wood flooring. Radiator. Focal fireplace. Double glazed French doors to the rear leading into the snug.

Open plan kitchen/dining/snug: 20' 4" x 26' 3" (6.2m x 8m) Two double glazed windows and bi fold doors to the rear elevation. Laminate floor. The kitchen area has a range of white base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Four burner gas hob with double oven and extractor hood. Tiled splashbacks. This opens onto the dining area with two radiators and opens onto the snug with wall mounted TV point. Skylight window.

Utility room: 6' 7" x 7' 10" (2m x 2.4m) Stainless steel sink. Space for American style fridge freezer. Plumbed for washing machine and dyer. Door to the bin store which features a roller shutter door. Central heating boiler. Power and lighting

First floor landing: Stairs lead off the hall to the first floor landing. Loft access with ladder to boarded storage.

Bedroom 1: 19' 0" x 6' 11" (5.8m x 2.1m) Double glazed window to the rear elevation. Radiator. Door to

En suite: 6' 11" x 3' 11" (2.1m x 1.2m) Double glazed window to the front elevation. Three piece suite comprising: walk in shower cubicle, pedestal wash hand basin and close coupled w.c.

Bedroom 2: 16' 5" x 7' 7" (5.0m x 2.3m) Double glazed window to the rear elevation. Radiator.

Bedroom 3: 14' 5" x 12' 2" (4.4m x 3.7m) Double glazed window to the rear elevation. Radiator

Bedroom 4: 12' 2" x 8' 10" (3.7m x 2.7m) Double glazed bay window to the front elevation. Radiator.

Bathroom: 11' 2" x 7' 7" (3.4m x 2.3m) Double glazed window to the front elevation. Four piece suite comprising. Bath, walk in shower cubicle, pedestal wash hand basin and close coupled w.c.

Outside: The front of the property enjoys driveway parking and a garden area laid mainly to lawn, whilst the rear has a generous garden with paved patio leading to lawned garden with further paved seating area and twin sheds beyond.

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 leasehold, 900 years from 4 June 1957

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

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.

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



