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**BRADSHAW HALL FOLD, BRADSHAW ROAD,
 BRADSHAW, BL2 4JH**



- Grade 11 listed cottage
- Picturesque conservation area
- 3 bedrooms, deceptively spacious
- Accommodation over 3 floors
- Many character features
- Sizeable garden & plot
- Large driveway accessible via Bradshaw Rd
- Useful stone outbuilding



Offers in the Region Of £375,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells are pleased to offer for sale this charming Grade 11 listed stone cottage, which is believed to date back to circa 1675. Bradshaw Hall Fold is set within a picturesque cobbled courtyard which is part of a conservation area within the former Bradshaw Hall Farm. The cottages were renovated between 2000-2001 and have been sympathetically modernised to retain much of the original character.

The accommodation is over three floors with three generous sized bedrooms and the master bedroom with an en suite shower room. A real feature of this property is the size of the plot and lovely mature garden to the rear. A gated driveway can be accessed via Bradshaw Road providing ample parking. In addition there is a stone built outbuilding, which is currently being used as a hobby room, but could be utilised as an office or games room. Bradshaw Hall Fold is within close proximity to Harwood Village Centre, with all the excellent amenities it has to offer, which includes, shops, schools, parks and restaurants. Viewing is highly recommended to fully appreciate this lovely property, through Cardwells estate agents Bolton, (01204) 381281 bolton@cardwells.co.uk The accommodation briefly comprises, Open plan lounge dining room and a kitchen. On the first floor, there are two double bedrooms and a bathroom. The master bedroom has an en suite shower room. On the second floor you will find a double bedroom. Outside there is a delightful garden to the rear, along with a gated driveway and a stone outbuilding. The property also benefits from double glazed windows and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Double glazed wooden front door.

Open plan lounge dining room: 31' 7" x 12' 4" (9.62m x 3.76m) Double glazed window front aspect, radiator below, wooden beams to the ceiling.

Dining area: Double glazed French doors, rear garden aspect, built in under stairs storage cupboard, radiator, wooden beam to the ceiling, staircase to the landing.

Kitchen: 11' 3" x 7' 9" (3.43m x 2.36m) Double glazed window rear garden aspect, fitted wall and base units with complementary work top surfaces and tiled splashbacks, ceramic sink unit with mixer tap, space for a range cooker, washing machine and a fridge freezer, integrated dishwasher, tiled floor, recess display lighting beneath the wall units.

First floor landing: Radiator, staircase to the second floor.

Master bedroom: 12' 2" x 11' 1" (3.71m x 3.38m) Double glazed window front aspect, radiator below

En suite: Shower cubicle, close coupled WC, wash basin, tiled floor and tiling to the walls, radiator. Extractor fan.

Bedroom 2: 11' 0" x 10' 0" (3.35m x 3.05m) Double glazed window rear garden aspect, radiator.

Bathroom: 6' 5" x 5' 9" (1.95m x 1.75m) White suite comprising, enclosed corner bath with a shower above, close coupled WC, wash basin, tiling to the walls, radiator, extractor fan.

Second floor landing: Skylight window, wooden beam to the ceiling. Door leading to

Bedroom 3: 12' 3" x 17' 0" (3.73m x 5.18m) 2 double glazed skylight windows, radiator, wooden beam to the ceiling.

Outside: There is a substantial garden to the rear. Directly behind the property there is a paved patio, stone steps lead up to a gravelled driveway, which is gated with access just off Bradshaw Road. The driveway provides ample parking for several vehicles. To the bottom of the garden, there is a mature laid to lawn garden, with raised plant tree and flowerbeds. There is also a wildlife pond. Situated on the driveway, there is a detached stone building (13'8 x 12'), which is currently used as a hobby room. A window overlooks the garden and also benefits from power.

Viewings: All viewings are by advance appointment with 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 C annual cost of £2015

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 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

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