



1 Hillside Close, Bradshaw

Offers Over £270,000

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*Every step of the way*

# 1 Hillside Close

Bradshaw, Bolton

A well presented family home, set in a quiet cul-de-sac just off Tottington Road. The property is well positioned to popular nearby amenities with Harwood town centre within walking distance offering a range of shops, supermarkets, pubs and cafes. For those that need to commute there are strong links to Bury, Manchester and beyond. The property requires some internal modernisation but offers a huge amount of potential for any prospective buyer. Internal viewing strongly advised to fully appreciate the size and flexibility of the accommodation on offer.

Accommodation briefly comprising entrance hallway with stairs leading to the first floor, a three piece modern shower room, a spacious lounge with archway leading to a dining room making it the perfect space for entertaining. There is a large fitted dining kitchen with a range of wall and base units. Rising to the first floor are three generous sized bedrooms and a wc.

Outside the property sits on a generous plot with a gardens to three sides. The front garden is lawned with a gravel area to the side, there is a driveway which provides parking for several cars and leads to a detached single garage which is located in the rear garden. The rear garden is lawned with borders of plants and shrubs with a large flagged patio ideal.

Council Tax band: C

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

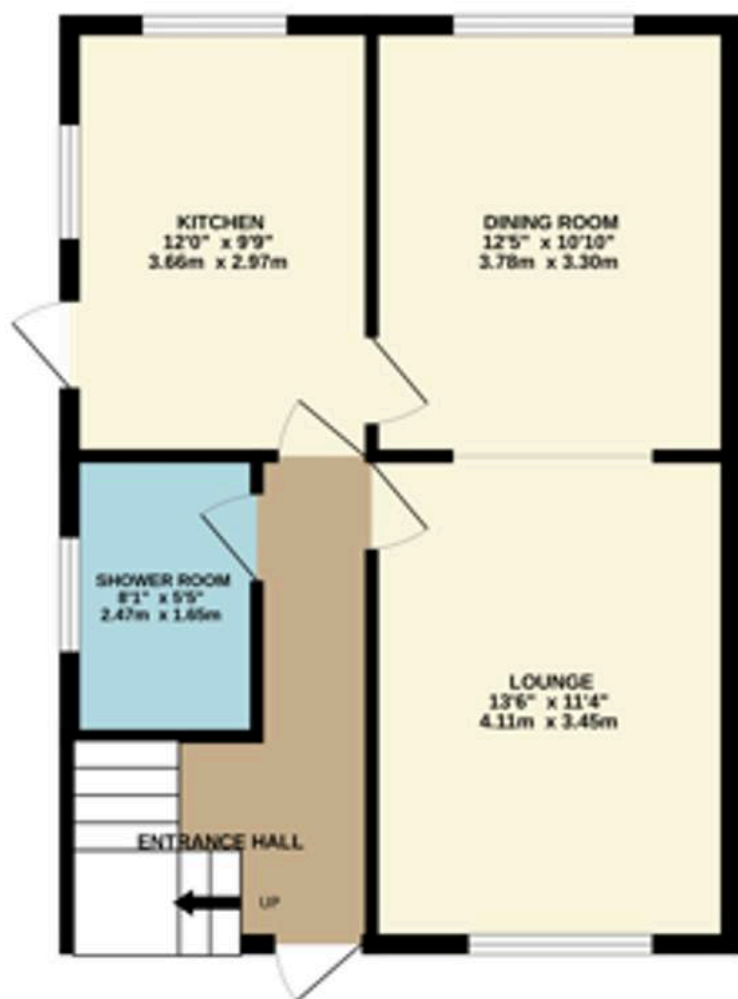




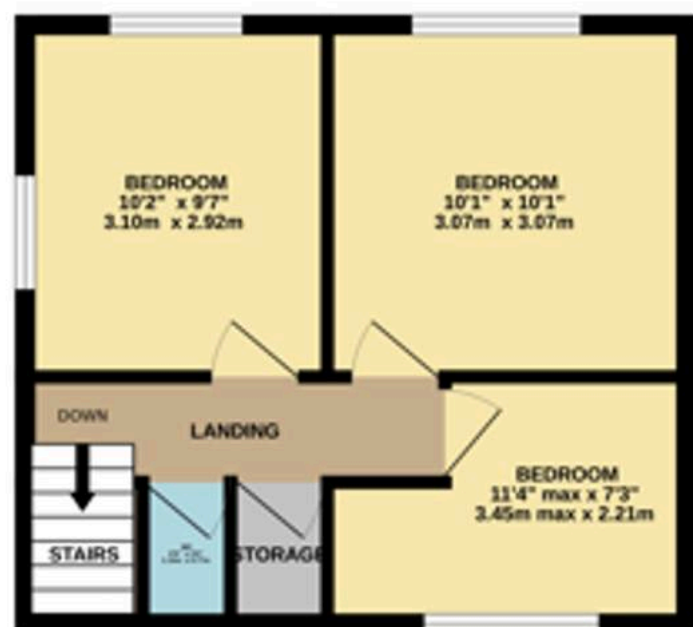




GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR  
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Miller Metcalfe Harwood

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