



Bradshaw Meadows, Bradshaw

Offers in Region of £375,000

**Miller Metcalfe**  
*Every step of the way*

# Bradshaw Meadows

Bolton

Nestled within a sought-after cul-de-sac, this impressive three-bedroom detached house offers a wonderful opportunity for families and professionals alike, presented to the market with no onward chain for a seamless purchasing experience. The property is freehold, providing long-term security and peace of mind. Upon entering, you are greeted by a bright and welcoming hallway that leads to a spacious lounge, ideal for relaxing or entertaining guests. The well-appointed kitchen features ample storage and workspace, making it perfect for culinary enthusiasts, while the adjoining dining area provides a sociable setting for family meals. A particular highlight of this home is the conservatory, which is flooded with natural light and serves as a versatile space for year-round enjoyment. The property benefits from a downstairs cloakroom/wc and washroom. Upstairs, you will find three generously sized bedrooms, each thoughtfully decorated and offering flexibility for use as sleeping accommodation, a home office or a hobby room. The modern family bathroom is finished to a high standard fitted with a four piece suite including a low level w.c, wash hand basin, bath with mixer taps and a separate shower for added convenience ensuring comfort and convenience for all residents. Throughout the property, tasteful décor and well-maintained interiors create an inviting atmosphere that is ready for immediate occupation. Additional benefits include a private driveway that provides valuable off-road parking for multiple vehicles (a sought-after feature in this popular location), single garage with electric and work bench. There a good sized gardens to front and rear the rear garden is private and not overlooked with 2 outdoor areas for entertaining The property's location within a quiet cul-de-sac ensures a peaceful setting, while still being conveniently situated for access to local amenities, reputable schools and transport links. This home is ideally suited to those seeking a blend of comfort, practicality and style, with the added advantage of being offered with no onward chain, allowing for a swift and straightforward move. Viewing is highly recommended to fully appreciate the quality and space on offer in this delightful detached residence.

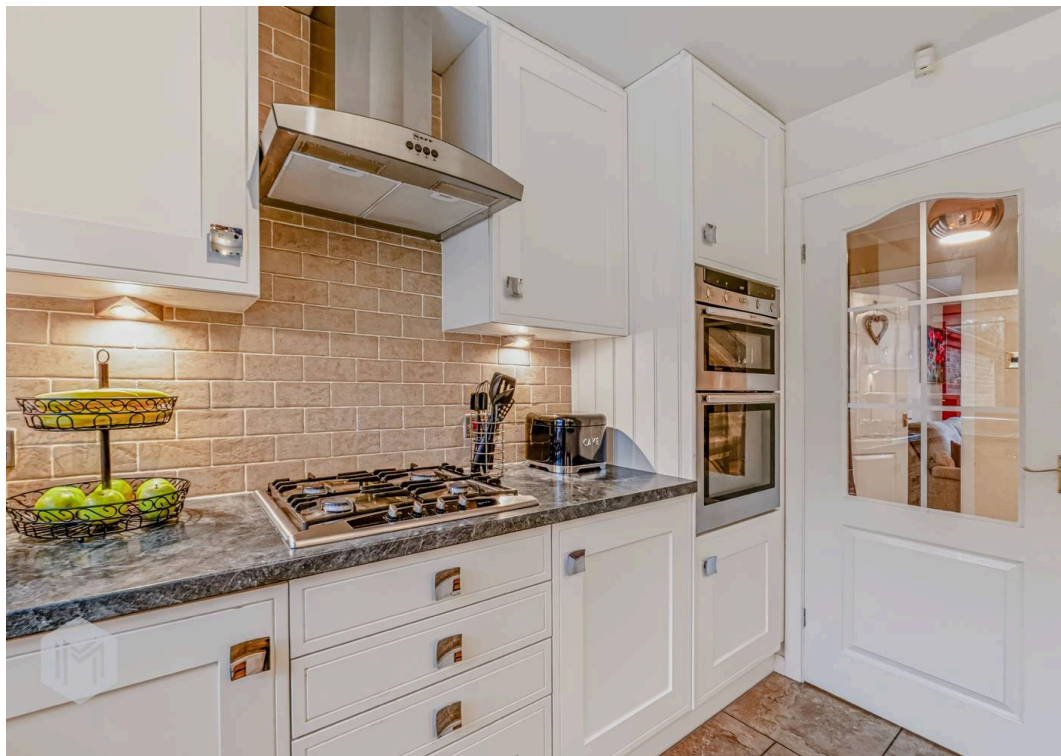
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





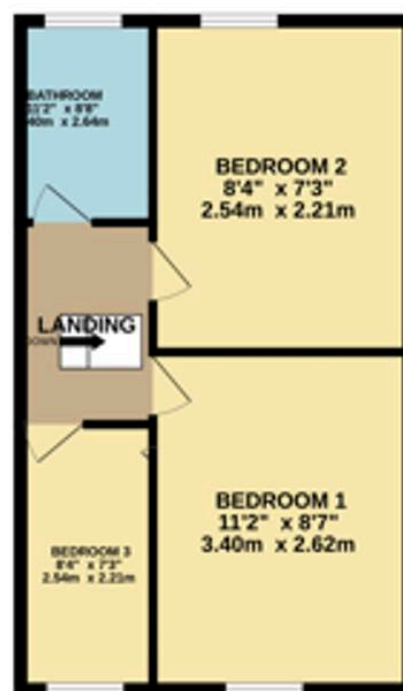




GROUND FLOOR  
697 sq. ft. (64.7 sq.m.) approx.



1ST FLOOR  
476 sq. ft. (44.2 sq.m.) approx.



BL2 4NF

TOTAL FLOOR AREA: 1173 sq.ft. (108.9 sq.m.) approx.

While 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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