

DRAFT

Please confirm that the below details are correct to the best of your knowledge via email.

We can only begin marketing your property after the details have been approved.

18 Bradshaw Hall Drive, Bolton, BL2 4NY

Welcome to 18 Bradshaw Hall Drive...An impressive stone town house, nestled on a prestigious and peaceful development in the heart of Bradshaw. The home briefly comprises a welcoming lounge, dining room, conservatory, kitchen, guest W.C. Upstairs, you will find four generous bedrooms, including the master with an ensuite and a family bathroom. With a spacious garden to the rear, a front driveway and a garage. Situated in Bradshaw close to all local amenities such as cafes, restaurants, shops and transport links.

A Closer Look...

After parking in the garage or on the spacious block-paved driveway, step through the front door into the welcoming entrance hallway. To the right is the dining room, a versatile space offering ample room for a dining table, enhanced by a large arched window that fills the room with natural light. Double doors open into the cosy lounge, where a feature fireplace with a gas fire creates a warm focal point. A second set of double doors lead through to the bright and airy conservatory, surrounded by windows that flood the space with light, while patio doors provide access to the rear garden. Returning to the entrance hallway, you will find the well-appointed kitchen, fitted with a range of white wall and base units complemented by a practical breakfast bar. Integrated appliances include an oven, microwave, electric hob, extractor hood and fridge freezer, with additional space for a dishwasher. A rear door provides further access to the garden. Completing the ground floor is a convenient guest WC, which also offers room and plumbing for a washing machine and tumble dryer.

Off to Bed...

Head upstairs to discover four generously sized bedrooms, including a spacious master bedroom complete with fitted wardrobes and an ensuite shower room. Fully tiled, the ensuite comprises a wash basin, chrome heated towel rail, WC and an enclosed shower. Bedrooms two and three are both well-proportioned doubles, with bedroom two also benefitting from fitted wardrobes. The fourth bedroom is a generous single, offering flexibility as a child's bedroom, home office or hobby room. The fully tiled family bathroom is fitted with a wash basin, WC and a bath with an overhead shower.

Outside Oasis...

Step into the rear garden – the perfect outdoor haven for both relaxation and entertaining. A flagged patio

is ideal for al fresco dining or summer BBQs, while a lawn is bordered by planting beds and a path leads to access to the garage complete with an up and overhead door. To the front of the property a spacious block-paved driveway provides ample parking.

The Location...

This stunning property is set on the desirable Bradshaw Hall development, surrounded by countryside offering a semi-rural lifestyle, while remaining close to local amenities. All of the popular schools, shops, restaurants and transport links of the surrounding area are within easy reach. Jumbles Country Park is on your doorstep, perfect for outdoor pursuits or a stroll through the woodland with the dogs. Bromley Cross is less than 10 minutes drive away, offering easy links to the train station, as well as Canon Slade Secondary School and the A666 motorway link, while Bradshaw is just down the road.

£410,000

www.williamthomasestates.co.uk
454 Darwen Road Bromley Cross Bolton



**WILLIAM
THOMAS**
SALES & LETTINGS

www.williamthomasestates.co.uk

01204 590130

info@wttestates.co.uk



- Impressive Stone Town House
- Lounge
- Dining Room
- Conservatory
- Kitchen
- Downstairs WC
- Four Bedrooms / The Master With Ensuite
- Three-Piece Bathroom
- Rear Garden/ Driveway/ Garage
- Peaceful Location

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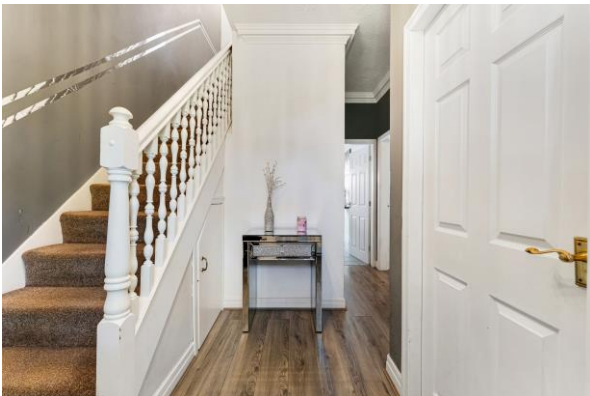
Front Elevations



Rear Elevation



Entrance Hallway



Dining Room



Lounge





Conservatory



Kitchen





Downstairs WC



First Floor Landing



Master Bedroom



Ensuite



Bedroom Two



Master Bedroom



Rear Garden



Garage



Surrounding Area



Aerial



Plot



Agents Notes

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