



18 Bradshaw Hall Drive, Bolton, BL2 4NY

Guide price £350,000

****GUIDE PRICE £350,000 - £360,000****

Goodmove present this well-presented and spacious four-bedroom town house for sale, offering approximately 1,248 sq ft of accommodation arranged over two floors. The property is in good condition throughout and provides a bright and spacious layout with excellent living space, making it an ideal choice for families.

The ground floor features a welcoming entrance hallway, a well-proportioned lounge, separate dining room, fitted kitchen, useful cloakroom, and a bright conservatory overlooking the outdoor space. The first floor provides four bedrooms, including a principal bedroom with its own en-suite shower room, together with a family bathroom.

Externally, the property benefits from outdoor space, providing an excellent area for relaxing, entertaining and family use. The property also comes with a garage, offering valuable additional storage and/or parking.

The property is ideally positioned within a popular residential area, offering a convenient balance of local amenities, schools, green spaces and excellent transport links. A range of shops, cafés and everyday conveniences can be found nearby, while the surrounding area provides plenty of opportunities for walking, recreation and family activities.

The property has been attractively priced to promote a quick sale and would invite all buyers in a position to proceed to view. Please call for more information.



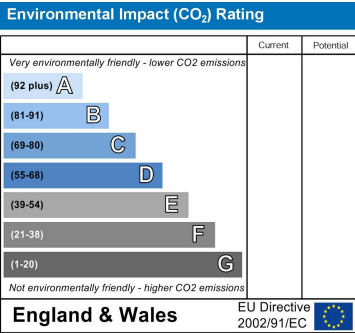
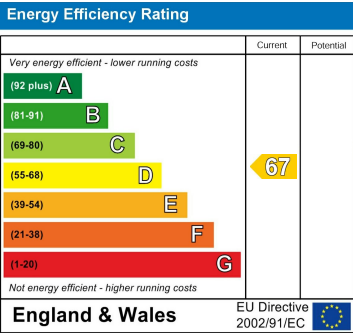
Leasehold Information

970 years remaining on the lease
Ground rent: £150 per annum

This information is provided by the vendor and should be verified during the conveyancing process.

Disclaimer

- 1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



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