

Peter David

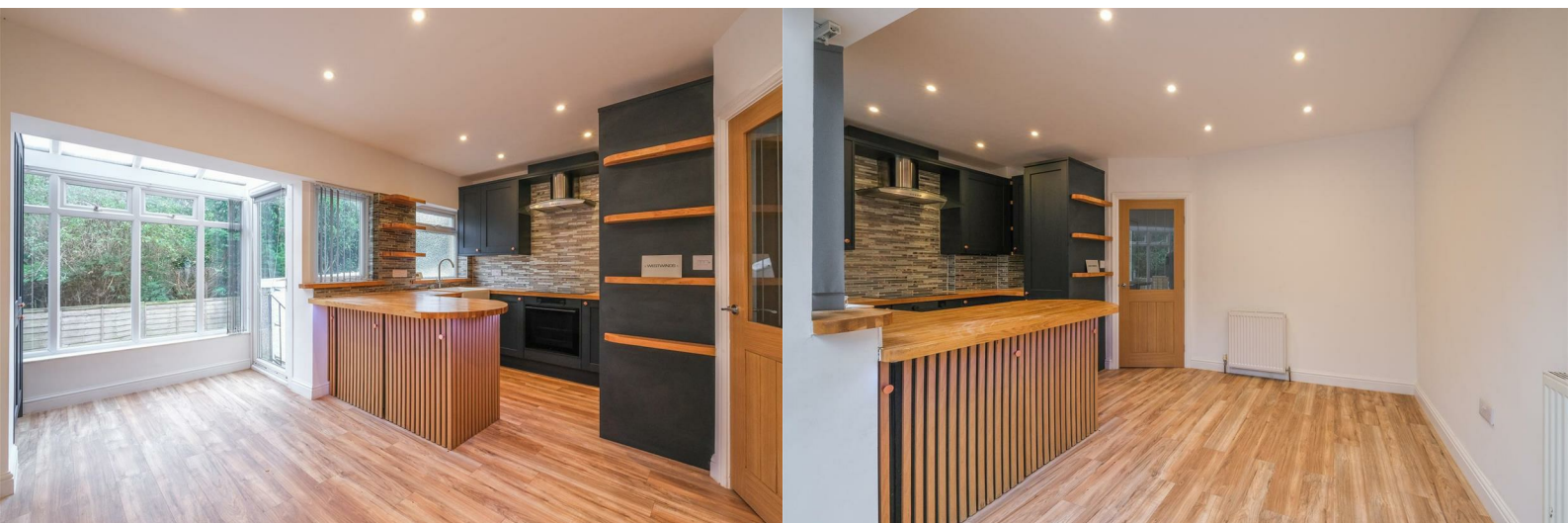
Properties Ltd

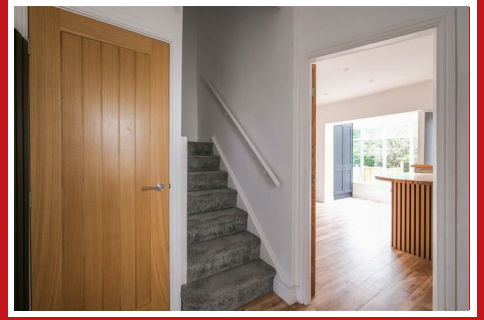
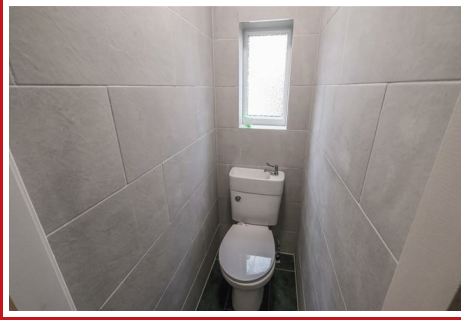
Residential Sales and Lettings



Bradshaw Lane,

Offers Over £299,000





A well-presented four-bedroom semi-detached family home in the sought-after area of Bradshaw, offered ready to move into.

This attractive family home offers well-proportioned accommodation throughout, making it an ideal choice for a growing family. Situated in the highly desirable area of Bradshaw, the property is conveniently located close to a range of well-regarded local schools and amenities.

Externally, the property benefits from off-road parking for three cars, a garage and gardens to both the front and rear, providing excellent outdoor space for families and entertaining.

Internally, the accommodation briefly comprises a welcoming entrance, spacious lounge, modern dining kitchen and convenient ground floor WC. To the first floor are four well-proportioned bedrooms and a house bathroom.

The property is well presented throughout and ready for the new owners to move straight into, combining comfortable living accommodation with practical family features in a desirable residential location.

An early viewing is highly recommended to fully appreciate what this lovely family home has to offer.

- FOUR-BEDROOM SEMI-DETACHED FAMILY HOME
- SOUGHT-AFTER BRADSHAW LOCATION
- MODERN DINING KITCHEN
- SPACIOUS LOUNGE & GROUND FLOOR WC
- OFF-ROAD PARKING FOR THREE CARS & GARAGE
- FRONT & REAR GARDENS
- COUNCIL TAX BAND - C
- EPC - TO FOLLOW

Accommodation

Lounge

15'10" x 12'7" (4.85 x 3.85)

Dining Kitchen

15'10" x 14'9" (4.85 x 4.52)

WC

First floor

Bedroom one

15'10" x 10'9" (4.85 x 3.3)

Bedroom two

8'6" x 6'7" (2.6 x 2.02)

Bedroom three

7'4" x 9'4" (2.25 x 2.87)

Second floor

Bedroom four

15'7" x 11'9" (4.75 x 3.6)

Garage

9'10" x 18'0" (3 x 5.5)

Directions

Please use post code HX2 9XB for sat nav directions.

PLEASE NOTE

1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
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 PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



A map snippet from Google Maps showing a street labeled 'Bradshaw Ln'. A red location pin is placed on the street. The Google logo is visible in the bottom left corner, and 'Map data ©2026' is in the bottom right corner.

A satellite map of Bradshaw, Lancashire. A red location pin is placed on Bradshaw Ln. The map shows a mix of green fields and some buildings. The text 'BRADSHAW' is visible at the bottom left of the map area.

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Lounge
4850 x 3850

K / Diner
4850 x 4525

Bath
1400 x 2500

B1
4850 x 3300

B2
2600 x 2025

B3
2250 x 2875

B4
4750 x 3600

Garage
3000 x 5500

HX2 9XB
Internal - 114m²

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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