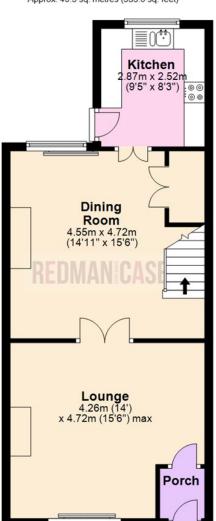
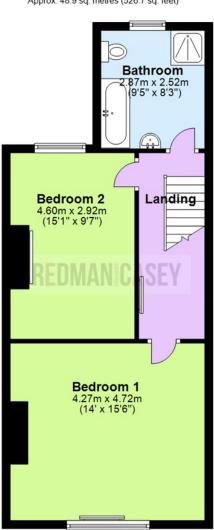
Ground Floor Approx. 49.5 sq. metres (533.0 sq. feet)



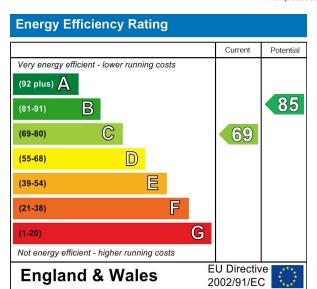
First Floor Approx. 48.9 sq. metres (526.7 sq. feet)

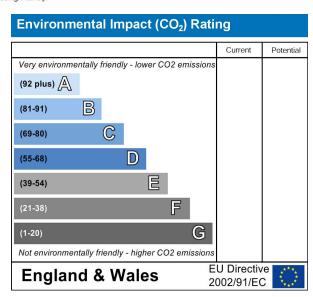


Total area: approx. 98.5 sq. metres (1059.7 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.









4 Rigby Lane, Bradshaw, Bolton, Greater Manchester, BL2 3EQ

Deceptively spacious two double bedroom and two reception room terraced house offers excellent family accommodation with potential to re-arrange to create three bedrooms. The property is Ideally located for access to local shops schools and railway station. Sold with no chain and vacant possession viewing is essential to appreciate all that is on offer.

Offers In The Region Of £190,000













Superbly presented and gas central heating. The property freezer with water point for ice just off Turton Road and less than all that is on offer half a mile from Turton High School, Bromley Cross train station, with links running into Bolton, Blackburn and Manchester. Surrounding areas with local amenities including Jumbles Country Park, supermarkets and various other amenities in Bromley Cross and Harwood village, all within easy access of the property. The property comprises: entrance porch, spacious lounge and separate dining room, superb fitted kitchen with built in and integrated appliances. To the first floor there are two generous double double bedrooms with the Dining Room potential to split into three if 14'11" x 15'6" (4.55m x 4.72m) benefits from double glazing and

Porch

Ceramic tiled flooring, uPVC Kitchen double glazed entrance door, door 9'5" x 8'3" (2.87m x 2.52m)

Lounge

14'0" x 15'6" (4.26m x 4.72m)

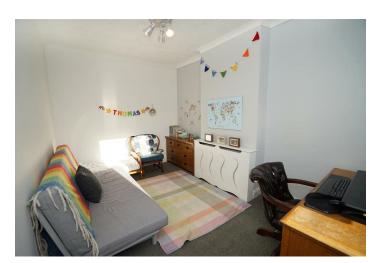
UPVC double glazed leaded worktop space, 1+1/2 bowl window to front, coal effect gas fire (currently disconnected) set in marble Adam style surround and marble inset and hearth, double radiator, laminate flooring, picture rail, decorative coving to ceiling, double door to:

required and a superb four piece UPVC double glazed window to family bathroom, low maintenance rear, ornamental feature fireplace rear courtyard with brick built with cast iron surround, built-in storage building. the property also under-stairs storage cupboard with space for tumble dryer and fridge

deceptively spacious two bedroom is being offered for sale with the maker, double radiator, laminate terrace situated in highly desirable added benefit of no onward chain. flooring, picture rail, coving to area of Bradshaw. ideally located Viewing is essential to appreciate ceiling, carpeted stairs to first floor landing, double door, double door

Fitted with a matching range of modern cream base and eye level units with underlighting, drawers, cornice trims and contrasting composite sink unit with single drainer, swan neck mixer tap and tiled splashbacks, integrated dishwasher, plumbing for washing machine, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, laminate tiled flooring, ceiling with recessed spotlights, uPVC double glazed door to garden.

Double radiator, door to:













Bedroom 1

14'0" x 15'6" (4.27m x 4.72m) UPVC double glazed leaded window to front, double radiator.

Bedroom 2

15'1" x 9'7" (4.60m x 2.92m) UPVC double glazed window to rear, radiator, coving to ceiling.

Bathroom

Fitted with four piece modern white suite comprising deep panelled

hand basin with mixer tap, tiled front and sides, brick paved path spotlights.

Outside

bath with hand shower attachment Front garden, enclosed by dwarf over and mixer tap, pedestal wash brick wall and timber fencing to shower enclosure with shower fed leading to front entrance door with directly from the Combi boiler over flower and shrub borders with and low-level, full height ceramic slate chippings. Rear, paved sun tiling to all walls, heated towel rail, patio, enclosed by brick wall and uPVC frosted double glazed timber fencing to rear and sides, window to rear, ceramic tiled rear gate, outside cold water tap, flooring, ceiling with recessed courtesy lighting, brick-built storage shed with power and light connected.