REDMAN CASEY ESTATE AGENTS

6 Bradshaw Hall Drive, Bradshaw, Bolton, BL2 4NY

Offers In The Region Of £384,995

Superb four double bedroom stone built property located on this highly sought after development. Built by Longden Homes in 1996 this site was developed into a village style community and was awarded the overall winner Bolton & District Civic Trust scheme. The property offers excellent accommodation with spacious reception rooms. superb and fully equipped breakfast kitchen fitted with a range of modern cream units with contrasting granite work surfaces, built in and integrated appliances, 4 generous double bedrooms the master having a walk in dressing area and large en suite shower room, family shower room. Outside there is an easily maintained garden to the rear and a double garage with remote up and over door. Viewing is essential to appreciate all that is on offer.

- Four Double Bedrooms
- Fitted Breakfast Kitchen
- Large Family Shower Room
- Detached Double Garage
- Two Spacious Receptions
- Master wit Dressing Area and En suite
- Gardens and Parking
- EPC Rating C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated in this quiet hamlet offering excellent access to local amenities, shops and sought after local schools along with Railway station at Bromley Cross and the Jumbles country park on the doorstep. The development was built in 1996 by Longden North West and was built to resemble a local village offering family accommodation with space and convenience. The property in question comprises :- Entrance hall, cloakroom, lounge with high ceilings and hardwood flooring open plan to a dining room. Breakfast kitchen fitted with a modern range of cream base and wall units with contrasting granite work surfaces, built in and integrated Neff appliances. To the first floor there are 4 double bedrooms the master having a walk in dressing area and large en suite shower room. family shower room fitted with a double steam cabinet shower with two seats body jets and foot massager. All three other bedroom have built in wardrobes. Outside there is a open plan front with parking for one car and to the rear there is a enclosed garden with large paved patio and gravelled borders, double garage with power and light connected and a remote up and over door along with a further tow parking spaces. The property must be viewed to appreciate everything that is on offer.

Entrance Hall
Hardwood entrance door with frosted double glazed side panel, built-in under-stairs storage cupboard, radiator, hardwood ? flooring, stairs to first floor landing, door to:

WC
Fitted with two piece modern white suite comprising, inset wash hand basin in vanity unit with cupboards under, drawers, mixer tap and tiled splashback and WC with hidden cistern, radiator, hardwood ? flooring.

Lounge 12'0" x 18'0" (3.66m x 5.49m)
UPVC double glazed bay window to front, wall mounted living flame effect electric fire, Feature vertical double radiator, hardwood flooring, coving to ceiling, open plan, door to:

Dining Area 8'4" x 11'10" (2.54m x 3.60m)
Feature vertical double radiator, laminate flooring, coving to ceiling, uPVC double glazed french double doors to garden, door to:

Kitchen 11'7" x 11'11" (3.53m x 3.63m)
Fitted with a matching range of modern cream base and eye level units with underlighting, drawers and contrasting granite worktop space with splashback, matching island unit with cupboard and drawers under, 1+1/2 bowl stainless steel sink unit with swan neck mixer tap, Built in Neff appliances including, integrated fridge/freezer and Aeg washing machine, dishwasher, built-in eye level electric fan assisted double oven, built-in five ring gas hob with extractor hood over, built-in microwave, uPVC double glazed window to rear, radiator, ceramic tiled flooring, uPVC double glazed door to garden.

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Landing
Radiator, door to:

Bedroom 1 9'10" x 12'2" (3.00m x 3.70m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising fitted double with sliding doors, hanging rails and shelving, radiator, sliding door to Dressing Room, door to en suite:

Dressing Room 4'11" x 6'4" (1.50m x 1.93m)
With hanging rails and shelving.

En-suite
Fitted with three piece suite comprising inset wash hand basin in vanity unit with cupboards under, drawers and mixer tap and tiled double shower enclosure with twin showers on electric one from mains and rainfall shower in the centre, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, shaver point. uPVC frosted double glazed window to front.

Bedroom 2 9'10" x 11'7" (3.00m x 3.53m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising built-in triple wardrobe(s) with part mirrored sliding doors, hanging rails and shelving, built-in over-stairs boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, radiator, door to:

Bedroom 3 8'5" x 11'6" (2.56m x 3.51m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising fitted triple wardrobe(s) with part mirrored sliding doors, hanging rails and shelving, radiator, laminate flooring.

Bedroom 4 10'8" x 8'10" (3.25m x 2.68m)
UPVC double glazed window to rear, radiator, laminate flooring, Currently fitted out as an office.

Bathroom
Fitted with four piece suite comprising inset wash hand basin in vanity unit with cupboards under and mixer tap, double shower enclosure with steam shower with body jets, twin seats foot massagerand bidet, WC with hidden cistern, wall mounted mirror with lighting over, glass shelving and storage cabinets. ceramic tiled flooring.

Outside
Front, paved pathway leading to front entrance door, block paved driveway to the front with parking space for car, three. Rear garden, enclosed by stone wall and timber fencing to rear and sides, side gated access, large paved sun patio, mature gravelled borders, outside cold water tap, courtesy lighting. doible garage with remote up and over door, parking for two cars.

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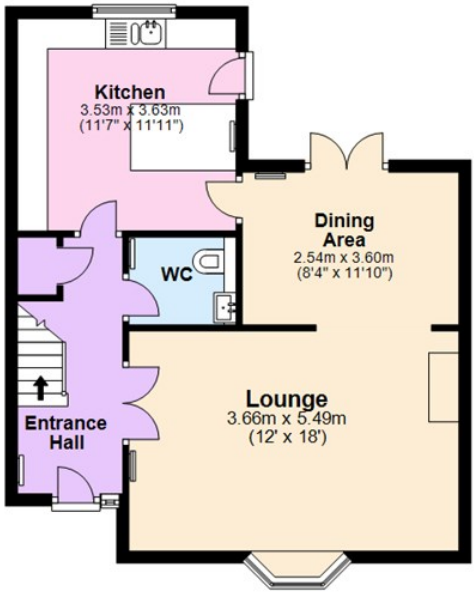
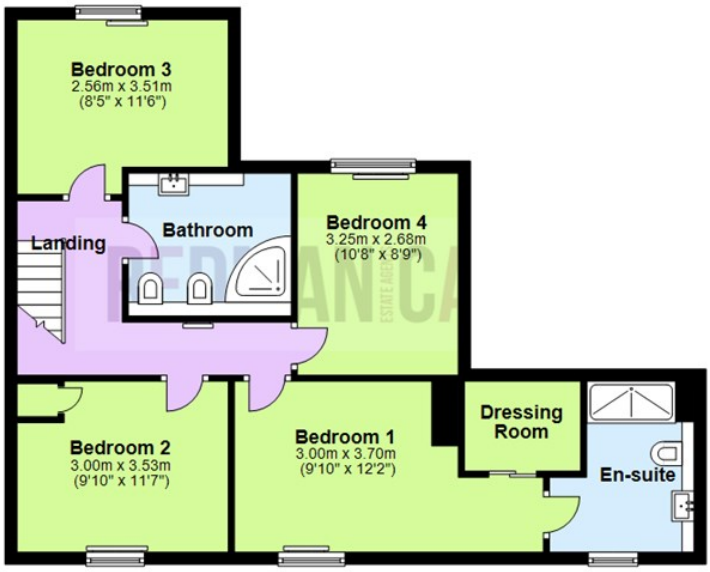
Ground Floor
Approx. 53.9 sq. metres (580.1 sq. feet)



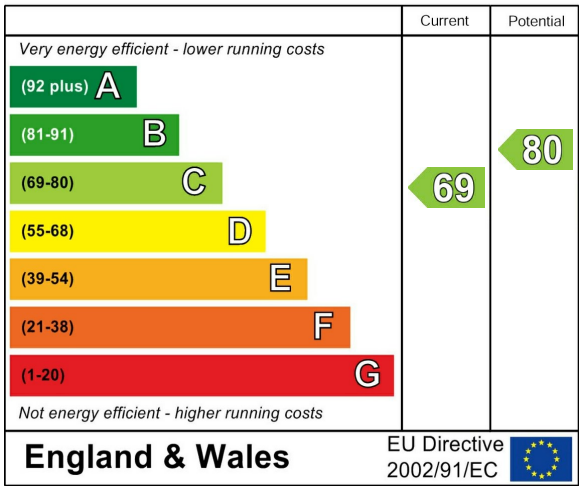
First Floor
Approx. 69.7 sq. metres (750.4 sq. feet)



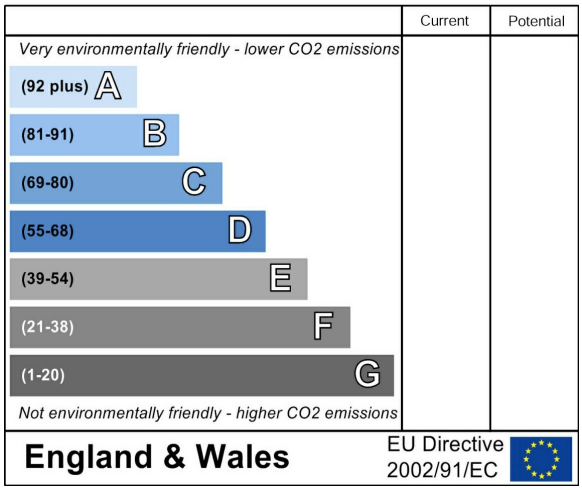
Total area: approx. 123.6 sq. metres (1330.5 sq. feet)

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.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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