



43 Timberbottom & Building Plot, Bradshaw, Bolton, Lancashire, BL2 3DQ

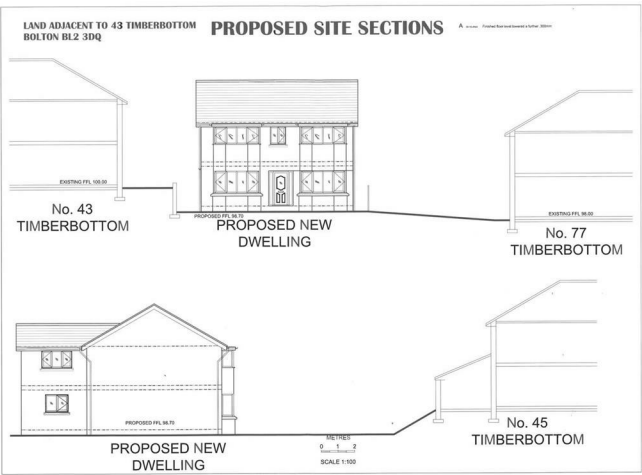
HOUSE AND BUILDING PLOT FOR SALE AS A WHOLE. Situated at the head of a cul de sac this deceptively spacious semi detached has been extended and improved by the current owners to provide a fantastic family home. The property offers over 1800sqft of accommodation with two spacious reception rooms, fitted kitchen diner and utility, useful basement room ideal for an office or man cave / teenagers crash pad, four double bedrooms the master having a four piece en suite, and family bathroom with four piece suite. Outside there is a double width driveway and garden, gated side access to enclosed rear garden with patio and lawned area. The plot has planning for a four bedroom detached property with approx 1600 sqft over two floors with parking and gardens. Ideally located for access to local amenities, park land and transport network along with prominent local schools. Viewing is essential to appreciate all that is on offer. Further details can be found on Bolton Planning Portal ref 15671/23

Offers Over £375,000

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	





Superb 4 double bedroom extended semi detached home situated at the head of a cul de sac along with separate building plot. The property offers fantastic family accommodation which comprises: Entrance hall, wc, lounge, second reception room, fitted breakfast kitchen and utility room, useful basement room which offers flexibility for use as an office, teenagers crash pad or man cave. To the first floor there are four double bedrooms the master having built in wardrobes and en suite bathroom fitted with a four piece suite, fitted wardrobes to two other bedrooms and family bathroom fitted with a four piece suite. Outside there is a garden area with double width tarmac driveway, gated side access to enclosed rear garden with lawn and paved patio area. Ideally located for access to local amenities, parkland and transport links along with access to sought after local schools. The building plot has plans passed for a detached family home with four bedrooms, two with en suite, lounge study and a superb open plan living kitchen diner. Further details can be found on Bolton Planning Portal ref 15671/23

Entrance Hall
Storage cupboard, radiator, carpeted stairs to first floor landing, uPVC double glazed entrance door with matching side panels, door to:

Lounge
16'2" x 12'8" (4.93m x 3.85m)
UPVC double glazed French doors to side, uPVC double glazed window to front, living flame effect gas fire set in ornate surround, double radiator, coving to ceiling.

Family Room
16'11" x 12'6" (5.15m x 3.82m)
UPVC double glazed bay window to front, double radiator, two wall lights, coving to ceiling.

WC
Low-level WC and extractor fan.

Kitchen/Breakfast Room
6'7" x 19'2" (2.00m x 5.84m)
Fitted with a matching range of base units and cupboards with underlighting, drawers, cornice trims and contrasting round edged worktops, composite sink unit with single drainer, swan neck mixer tap and tiled splashbacks, plumbing for dishwasher, space for fridge/freezer, built-in eye level electric fan assisted double oven, four ring ceramic hob with pull out extractor hood over, uPVC double glazed bay window to rear with sink unit under, uPVC double glazed bay window to rear with door to garden, double radiator, ceramic tiled flooring, door to:

Utility
9'0" x 12'8" (2.74m x 3.85m)
Fitted with a matching range of base and eye level cupboards with contrasting worktop space round edged worktops, stainless steel sink unit with single drainer and tiled splashbacks, plumbing for washing machine, space for freezer, uPVC double glazed window to side, ceramic tiled flooring, door to built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water. door to:

Rear Porch
UPVC double glazed window to rear, stairs to basement playroom, uPVC double glazed door to garden.

Play Room / Office
7'7" x 20'9" (2.31m x 6.33m)
Double radiator, tiled floor, door to under house storage area, built-in storage cupboard,

Storage
Large under house storage area giving access to the whole sub ground floor area.

Landing
Ceiling, access to boarded attic space with pull down metal ladder and power and light connected, door to:

Bedroom 1
15'11" x 12'6" (4.86m x 3.82m)
UPVC double glazed window to side, uPVC double glazed window to front with window seat, fitted bedroom suite with a range of wardrobes comprising four built-in double wardrobes with hanging rails and shelving, further fitted single wardrobe(s), fitted matching dressing table and bedside cabinet, double radiator, door to:

En-suite
Fitted with four piece modern white suite comprising enclosed shower cubicle with body jets, inset wash hand basin in vanity unit with cupboards under and drawers, low-level WC and full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to front.



Bedroom 2
12'0" x 11'4" (3.66m x 3.45m)
UPVC double glazed bay window to front, two built-in double wardrobes with hanging rails, shelving and drawers, radiator, coving to ceiling.

Bedroom 3
12'8" x 11'3" (3.86m x 3.43m)
UPVC double glazed window to rear, built in wardrobes, radiator.

Bedroom 4
8'10" x 13'3" (2.69m x 4.05m)
UPVC double glazed window to side, double radiator.

Bathroom
Fitted with four piece modern white suite comprising deep panelled bath, inset wash hand basin in vanity unit with drawers and mixer tap, tiled shower enclosure and low-level WC, full height ceramic tiling to all walls, heated towel rail, uPVC double glazed window to rear, vinyl flooring.

Outside
To the front there is a tarmac driveway with parking for two cars lawned area with well established borders and pathway leading to the front entrance door, gated access to side area giving access to the rear where there is a paved sun patio and steps down to a grassed area enclosed by trees and fenced boundaries.

Private and secure gated access to Longsight park. The large side garden is where the plot is located and has planning for a 4 bedroom detached property see the planning portal for details