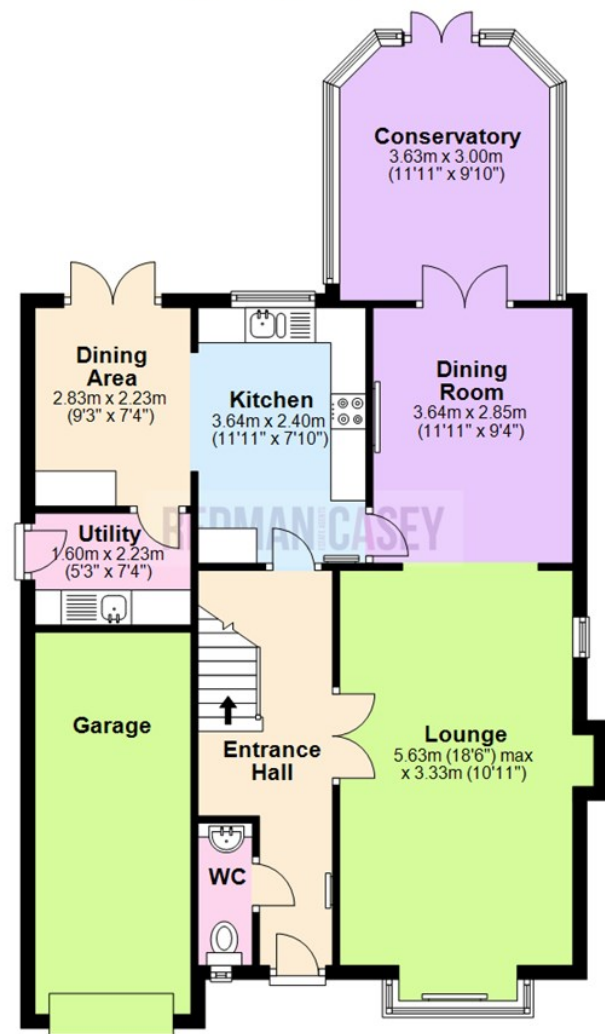
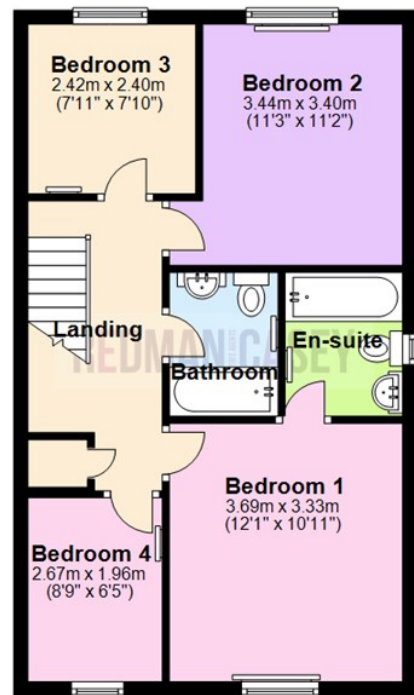


Ground Floor  
Approx. 71.9 sq. metres (774.3 sq. feet)



First Floor  
Approx. 50.2 sq. metres (540.0 sq. feet)



Total area: approx. 122.1 sq. metres (1314.2 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.



28 Aire Drive, Bradshaw, Bolton, BL2 3FX

Located on this ever popular residential estate offering excellent accommodation that is located within easy reach of Bromley Cross railway station along with sought after local schools (both primary and secondary) The property has just had replacement bathroom and en-suite shower room uPVC double glazed windows throughout (except conservatory) a new boiler and some re-carpeting and redecoration. There have also been drawing made to reconfigure the rear of the house which can be made available, this offers a potential to make you own mark on a potential forever home. 2 Receptions plus conservatory, kitchen and dining area and utility, 4 bedrooms en suite to master plus family bathroom driveway, garage and gardens front and rear. Sold with no chain and vacant possession. Viewing is strictly by appointment through ourselves

Offers In The Region Of £375,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	







Are you looking to put your own stamp on your forever home ? this could be the one for you, offering excellent accommodation the property requires cosmetic updating but is ideally located for access to sought after local schools transport links for rail to Blackburn and Manchester, local Jumbles country park and shops. The property comprises :- Entrance hall, w.c. Lounge, dining room, conservatory, kitchen with dining area off and utility room. To the first floor there are 4 bedrooms 3 with fitted wardrobes the master having an en suite bathroom and family bathroom. Outside there are open plan gardens to the front along with double width driveway leading to a single garage, to the rear there is an enclosed garden with paved patio and grassed area. Please note that the property has had new bathroom and en suite shower room and has had all windows replaced ( except the conservatory) and a new boiler along with some floor coverings and redecoration. Sold with no chain and vacant possession.

**Entrance Hall**  
Radiator, laminate flooring, stairs to first floor landing, double glazed entrance door, double door to Lounge, door to:

**WC**  
Frosted double glazed window to front, fitted with two piece suite comprising, inset wash hand basin in vanity unit with cupboards under and tiled splashback and low-level WC, laminate flooring.

**Lounge**  
18'6" x 10'11" (5.63m x 3.33m)  
Double glazed box window to front, frosted double glazed window to side, fitted gas fire with Adam style surround, radiator, open plan to:

**Dining Room**  
11'11" x 9'4" (3.64m x 2.85m)  
Radiator, coving to ceiling, double door to Conservatory, door to:

**Conservatory**  
Half brick construction with uPVC double glazed windows, polycarbonate roof and power and light connected, three windows to side, three windows to rear, uPVC double glazed french doors to garden.

**Kitchen**  
11'11" x 7'10" (3.64m x 2.40m)  
Fitted with a matching range of base and eye level cupboards with contrasting round edged worktops,

integrated fridge and dishwasher, built-in electric fan assisted double oven, four ring gas hob with extractor hood over, double glazed window to rear, double radiator, ceramic tiled flooring, open plan to:

**Dining Area**  
9'3" x 7'4" (2.83m x 2.23m)  
Ceramic tiled flooring, uPVC double glazed french doors to garden, door to:

**Utility**  
5'3" x 7'4" (1.60m x 2.23m)  
Base cupboards, stainless steel sink unit with single drainer with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, ceramic tiled flooring, double glazed side door to garden, door to:

**Landing**  
Built-in airing cupboard housing, hot water tank, door to:

**Bedroom 1**  
12'1" x 10'11" (3.69m x 3.33m)  
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving and drawers, radiator, door to:



**En-suite**  
Three coloured suite comprising deep panelled bath with shower over and glass screen, inset wash hand basin in vanity unit with tiled splashback and low-level WC, extractor fan, frosted double glazed window to side, radiator.

**Bedroom 2**  
11'3" x 11'2" (3.44m x 3.40m)  
UPVC double glazed window to rear, two built-in wardrobes with hanging rails, shelving and drawers, radiator.

**Bedroom 3**  
7'11" x 7'10" (2.42m x 2.40m)  
Double glazed window to rear, radiator.

**Bedroom 4**  
8'9" x 6'5" (2.67m x 1.96m)  
Double glazed window to front, two built-in double wardrobes with hanging rails, shelving and drawers, radiator.

**Bathroom**  
Fitted with three piece suite comprising panelled bath with ornamental feet, shower over and glass screen, wash hand basin in vanity unit with under

and tiled splashback and low-level WC, extractor fan, radiator.

**Outside**  
Front garden with lawned area and flower and shrub borders with raised, driveway to the front leading to garage and with car parking space for two cars, three.  
Rear garden, enclosed by timber fencing to rear and sides, sunken paved sun patio with lawned area, gated side access.

**Garage**  
Up and over door.