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POPLAR AVENUE, BRADSHAW, BL2 3EJ



- Extended, 3 double fitted bedrooms
- Wonderful family home, cul de sac
- Close to beautiful countryside & schools
- Walking distance to railway station
- 3 reception rooms, quality fitted kitchen
- Large 4pc bathroom suite
- Sold with no upward chain delay
- Lovely gardens, garage and driveway parking



£280,000

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Situated on a tree lined cul-de-sac is this extended semi detached family home which is offered for sale with no further upward chain delay. Positioned in a consistently popular residential location Turton high school, Cannon Slade, Eagleley and Saint Johns schools are all within walking distance. So too is Bromley Cross railway station which directly serves: Manchester, Salford, Bolton and Blackburn for those who are commuting by rail. There is beautiful countryside just a short walk or cycle ride away with the Jumbles reservoir and Country Park nearby.

The property has been enhanced during the ownership of our client and the accommodation briefly comprises: entrance porch, reception hallway, living room complete with wood burning stove, family/sitting room which opens up into the dining room, fitted kitchen, first floor landing, three fitted double bedrooms and a generous family bathroom suite complete with large shower cubicle and separate bathroom. Access from the rear of the property there is a garage with electric up and over door and additional driveway parking access from the front, there are lawn garden areas and superb patio space. The family home benefits from gas combination central heating via a Vaillant gas combination central heating boiler, uPVC double glazed windows (not the garage) and importantly it is available with early vacant possession and no further upward chain delay, so it is hoped a prompt completion can be arranged once the sale is agreed.

There is a great deal to admire, and all on offer can only be appreciated via a personal viewing which will be accompanied by Cardwells Estate Agents Bolton staff and can be arranged by calling: 01204 381281, emailing; bolton@cardwells.co.uk or visiting; www.cardwells.co.uk. In the first instance there is a walk through viewing video to watch.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Approximate floor area: The overall approximate floor area extends to around 1151 ft.²/107 m².

Entrance porch: 7' 2" x 2' 11" (2.182m x 0.884m) uPVC windows to the front and the side, ceramic floor, internal uPVC window and uPVC door which opens up into the reception hallway.

Reception hallway: 10' 8" x 6' 1" (3.239m x 1.848m) Neutrally decorated, radiator, stairs off to the first floor with contemporary style fitted handrail.

Living room: 14' 1" x 11' 7" (4.303m x 3.528m) Large uPVC window to the front, beautiful fireplace with sandstone hearth and detailed timber surround with wood burning stove, feature wallpaper to one wall, radiator, quality carpeting.

Family room: 12' 8" x 11' 2" (3.864m x 3.394m) Neutrally decorated, stylish light fitting, exposed brick fireplace with gas fire, the family room opens up directly into the dining room.

Dining room: 11' 1" x 7' 7" (3.382m x 2.302m) uPVC double glazed windows to both the rear and the side allow the dining room and in turn the family room to be flooded with natural light, radiator, wood laminate flooring, fitted blinds to one window, neutral decorations.

Kitchen: 14' 11" x 9' 0" (4.558m x 2.744m) A stylish professionally fitted kitchen with a super range of matching: drawers, base and wall cabinets, stainless steel sink and drainer with mixer tap over space for the fridge freezer, space for the washing machine, space for the dryer, radiator, the work surfaces extend into a breakfast bar, ceramic wall tiling, uPVC window overlooking the rear garden with fitted blind, uPVC door off to the rear garden, ceiling spotlighting, radiator, door off to stairs storage space containing the Vaillant gas combination central heating boiler.

First floor landing: 8' 1" x 5' 7" (2.457m x 1.709m) uPVC window to the side, neutral decorated, useful built-in storage space, loft access point.

Bedroom 1: 12' 3" x 12' 2" (3.742m x 3.712m) uPVC window to the rear which enjoys the very pleasant aspect, quality professionally fitted bedroom furniture giving a super range of matching: bedside drawers, dressing table and drawers with display shelving, fitted wardrobes to one wall, radiator, feature wallpaper to one wall.

Bedroom 2: 12' 2" x 10' 11" (3.701m x 3.328m) Quality professionally fitted bedroom furniture finished in a walnut style with contrasting chrome type handles giving a super range of matching: drawers, wardrobes, and dressing area, large uPVC window to the front, radiator, neutral decorations

Bedroom 3: 9' 6" x 9' 1" (2.884m x 2.781m) Fitted wardrobe, uPVC double glazed window to the front, radiator, neutral decorations.

Bathroom: 9' 4" x 8' 0" (2.834m x 2.442m) A generously sized family bathroom suite with large shower enclosure, separate bath, pedestal wash hand basin and dual flush WC, 2 uPVC windows, ceramic wall tiling, radiator.

Garage: 24' 5" x 8' 7" (7.441m x 2.612m) There is a garage to the rear of the property which is accessed by vehicle from rear. There is an electric open and over vehicle access door, power and lighting, and a single glazed window to the side.

Parking: In addition to the garage, there is a sizable driveway which leads down the side of the property and in front of the porch allowing for further private off road parking.

Plot size: The approximate overall plot size is around 0.06 of an acre.

Rear garden: A step out from the kitchen to a flagged elevated patio area which enjoys super sunshine. A few steps lead down to the lawn rear garden which is bordered by colourful plants and small shrubs, the garden shed is included, outside lighting.

Front garden: The front garden is designed for easy maintenance and all year round use.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is leasehold, 990 years from 29 September 1925

Council tax: Cardwells estate agents Bolton research shows the property is band C.

