



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Semi-Detached True Bungalow
- Popular & Convenient Location
- Two Reception Rooms
- Two Bedrooms
- Driveway Parking & Detached Garage
- Private Woodland Aspect to Rear
- Available with No Onward Chain

BRADFORD PARK
DRIVE,
THE HAULGH

£210,000



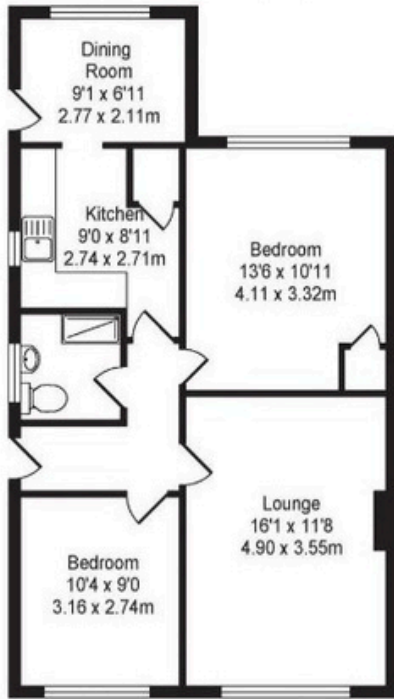
Moortop Close, Blackley



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Total Approx. Floor Area 674 Sq.Ft. (62.58 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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True bungalows are so often in strong demand due to their limited supply, and we would, therefore, anticipate strong interest in this semi-detached example, which is offered with the additional benefit of no onward chain. The property will no doubt be very appealing to those buyers who are perhaps looking to down-size into something smaller now their youngsters have flown the nest or similarly those looking to acquire a home into which they can infuse their own taste and style, as the accommodation here would now benefit from some updating and cosmetic improvement. However, we are certain that a new owner will relish the opportunity to create a home to their individual taste.

Boasting a simply delightful open aspect over mature woodland to the rear and situated within a quiet residential drive, the property is sure to impress those with convenience of location high up their list of must-have requirements. The consistently popular setting is within walking distance of the vibrant town centre of Bolton, which benefits from a diverse range of high street stores, bars and eateries and will be ideal for those who enjoy a hectic social calendar. Bolton Railway Station is also a short walk away, with the A666 also accessible by car within circa half a mile, providing swift access to the motorway network and, therefore, ideal for those with a commute to consider, ensuring major commercial centres, in particular Manchester, are within easy reach, with one able to return home of an evening and take a relaxing stroll with the dogs within nearby Leverhulme Park, a popular recreational area, to relax away the stresses of the day.

One enters the property via the entrance hallway and proceeds through into the 16' lounge, which is flooded with natural light via the large picture window to the front elevation, and benefits from a feature fireplace with free-standing gas fire, which aids in the creation of a cosy environment in which to reflect and relax. The kitchen is fitted with a range of wall and base units with laminated wooden work surfaces, whilst an archway leads through into the dining room, which benefits from a lovely view over the rear garden and woodland beyond.

The two bedrooms are well proportioned, with the 13' primary bedroom being located to the rear of the property and featuring a range of built-in furniture, whilst the shower room is fitted with a three-piece suite comprising of WC, pedestal wash hand basin and walk-in shower.

Externally, there are garden areas to the front and rear, being mainly laid to lawn with mature planted borders, with the rear being wonderfully private and offering a real feeling of seclusion. Off-road parking facilities are available for a number of vehicles on the lengthy paved driveway and leads to the detached single garage with up and over door, power and light.



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