



REDPATH LEACH

ESTATE AGENTS

## FEATURES

- Spacious Mid-Terraced Property
- Highly Regarded Location
- Two Reception Rooms
- Two Double Bedrooms
- Courtyard & Separate Garden Plot
- Ideal Investment Opportunity

TURTON ROAD,  
BRADSHAW

£185,000



Turton Road, Bradshaw



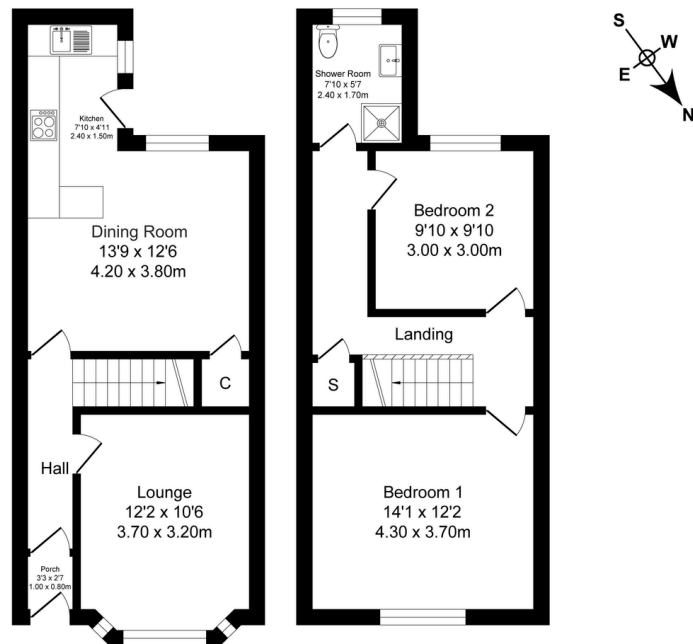
Turton Road, Bradshaw



Turton Road, Bradshaw

## Total Approx. Floor Area 884 Sq.ft. (82.1 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

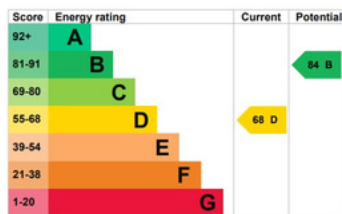


Ground Floor

Approx. Floor Area 447 Sq.Ft (41.5 Sq.M.)

First Floor

Approx. Floor Area 437 Sq.Ft (40.6 Sq.M.)



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

The appetite to create a home to one's individual style and specification is a common aspiration, which is why properties in need of a little refurbishment are consistently in high demand and never more so than when located in a desirable location. We are confident, therefore, that this Victorian mid-terraced property within the highly regarded district of Bradshaw, will be particularly popular, having been a much-loved, long-term family home, but that will now require some investment and TLC from a new owner, who will no doubt unleash the abundance of exciting potential which exists here to create a home to one's personal taste and requirements.

The accessibility of the location is a real highlight, being equidistant from the vibrant villages of Bromley Cross and Harwood, both of which have a great deal to offer, not least an abundance of local shops and amenities, whilst those with a penchant for socialising will be spoiled for choice by the eclectic range of bars, public houses and eating establishments. For those with perhaps a commute to consider, excellent transport links via the railway network are swiftly accessible at Bromley Cross, whilst the youngest members of the family are equally well catered for with well-regarded schools at all levels, including the particularly revered Canon Slade C.E. Secondary School and Sixth Form which is virtually on the doorstep. Aside from the practicalities of the location, the availability of beautiful local countryside is another real highlight, perhaps taking a relaxing evening stroll with the dogs around one of the many local beauty spots after a stressful day in the office.

The generously proportioned accommodation extends to in excess of 880 square feet in total, entering via the entrance porch and into the reception hallway with its staircase to the first floor, before proceeding through into the 12' main lounge. Features here include a lovely bay window to the front elevation which affords a great deal of natural light, as well as an attractive feature fireplace. A second reception room can be found to the rear elevation and enjoys a wonderfully warm and inviting ambience, aided in no small part by the gorgeous feature fireplace which would not look out of place within a charming cottage. Complete with its brick surround, characterful Oak mantle and inset wood burner, one is transported to those cosy winter evenings accompanied by a crackling soundtrack. The open plan layout through to the kitchen works very well and creates an effortlessly sociable environment, particularly when one is entertaining, being fitted with a range of two-tone wall and base units with contrasting laminated work surfaces and benefitting from an integrated electric oven, gas hob and overhead extractor canopy.

Up on the first floor, the landing provides access to the two double bedrooms, as well as a shower room, which is fitted with a three-piece suite in white, comprising of WC, vanity wash hand basin and walk-in shower cubicle with electric shower unit.

Externally, the property is garden-fronted and occupies an elevated position, whilst there is a private enclosed courtyard immediately to the rear. Beyond, there is the delightful surprise of an additional garden plot, being mainly laid to lawn and with mature trees and shrubs to the perimeter. Plenty of space exists for the siting of loungers or a dining set, or perhaps, as in the case of our clients, a home bar where one can enjoy the last of the evening sun afforded by the south-westerly aspect with a glass of something sparkling in hand.

An ideal opportunity for a first time buyer, we would highly recommend an early viewing appointment to avoid disappointment.



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enquiries@redpathleach.co.uk



www.redpathleach.co.uk



01204 800292



17-19 Chorley New Road, Bolton, BL1 4QR