



20 Timberbottom  
Bradshaw, Bolton, BL2 3DL  
Offers over £240,000

 3  1  2  D

- Extended Bay Fronted Semi-Detached
  - Modern Open Plan Kitchen/Diner & Family Room
  - Beautiful Garden To Rear, Leading Out To The Woods & Park
  - Garage & Ample Driveway Parking
- Well Presented Three Bedroom Property
  - Two Reception Rooms
  - Close To Local Amenities, Motorway Access & Transport Links
  - A Must See!!! To Appreciate Size, Charm & Location



Directions

Energy Efficiency Rating	
	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 <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
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# 20 Timberbottom

## Bradshaw, Bolton, BL2 3DL

**\*\*A MUST SEE!!!!\*\*EXTENDED THREE BEDROOM SEMI DETACHED\*\*WELL PRESENTED THROUGHOUT\*\*PRIVATE GARDEN LEADING TO THE WOODS AND PARK\*\*MODERN FITTED OPEN PLAN KITCHEN & BATHROOM\*\*** Charles Louis Homes are pleased to bring to the market, this extended three bedroom semi detached property, situated in Bradshaw. The property is close to local amenities, transport links and surrounded by countryside walks and parks. In brief the property comprises of, entrance hallway leading to reception room one, reception room two with French doors leading to garden and an open plan modern fitted kitchen/dining area which again has French doors leading to the large rear garden. To the first floor are three bedrooms, shower room and separate WC. To the rear of the property a lovely garden, with patio area and pathway with gate giving access to the woods and parks. The property benefits of garage and driveway parking. A Must See!!! Viewing is essential to appreciate finish, charm and location of this property.

### Hallway

16'4 x 6'8 (4.98m x 2.03m)  
With a front facing uPVC entrance door, coving, dado rail, laminate wood flooring, centre ceiling light, gas central heating radiator, power points, under stairs storage, leading off to downstairs accommodation and stairs ascending to the first floor.

### Reception Room One

12'8 x 11'1 (3.86m x 3.38m)  
With a front facing uPVC double glazed bay fronted window, laminate wood flooring, coving, gas central heating radiator, TV point, power points and centre ceiling light.



### Reception Room Two

13'8 x 12'1 (4.17m x 3.68m)  
Fitted with a marble fire surround and feature fire, coving, gas central heating radiator, TV point, power points, centre ceiling light and sliding door leading to the rear garden.



### Open Plan Kitchen/Dining/ Family Room

22'5 x 13'5 (6.83m x 4.09m)  
Fitted with a range of white high gloss wall and base units with complementary work tops and inset sink with mixer tap, space for double range oven with extractor hood above, integrated dishwasher space for washing machine, integrated fridge/freezer, laminate wood flooring, inset spots, gas central heating radiator, uPVC double glazed windows x 2 overlooking garden, open plan into the dining/family room with french doors leading into garden



### Alternative View



### Dining Room

Laminate wood flooring, gas central heating radiator, inset spots and feature lighting, power points and French doors overlooking the garden.



### Landing

uPVC window to side elevation, leading off to three bedrooms, shower room and separate WC, with loft access.

### Master Bedroom

14'2 x 11'2 (4.32m x 3.40m)  
With a front facing uPVC double glazed bat fronted window, fitted wardrobes, gas central heating radiator, TV point, power points and centre ceiling light.



### Bedroom Two

12'8 x 11'2 (3.86m x 3.40m)  
With a rear facing uPVC double glazed window, gas central heating radiator, TV point, power points and centre ceiling light.



### Bedroom Three

7'10 x 6'8 (2.39m x 2.03m)  
With a front facing uPVC doubled glazed window, gas central heating radiator, power points, and centre ceiling light



### Shower Room

7'8 x 5'5 (2.34m x 1.65m)  
uPVC frosted window to rear elevation, fitted with a two piece bathroom suite, comprising of walk in double shower and hand wash basin, fully tiled walls, laminate wood flooring, chrome heated towel rail, inset spots.



### Separate WC

uPVC small frosted window to side elevation, fitted with a two piece suite, comprising of low level WC and hand wash basin, inset spots and laminate wood flooring.

### Rear Garden

Private rear garden, mainly laid to lawn with plant and shrubs, patio area, pathway leading to woods and a park to the rear.



### Alternative View



### Garage

18 x 8'11 (5.49m x 2.72m)  
Attached brick garage, with a pull and over garage door, wall mounted boiler, plumbing for washing machine, power and lights.

### Front External

Blocked paving with ample driveway parking