



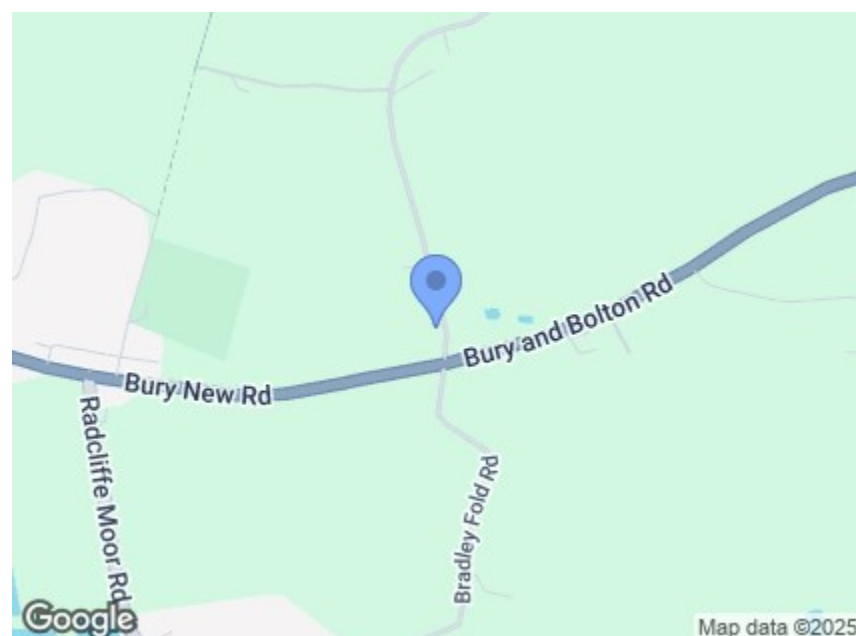
Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

CHARLES LOUIS
HOMES LIMITED

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk

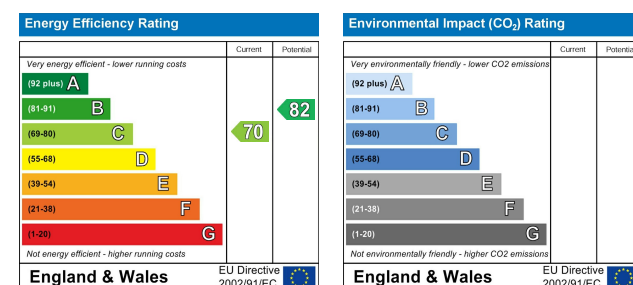


GROSS INTERNAL AREA
TOTAL: 136 m²/1,459 sq ft
GROUND FLOOR: 62 m²/664 sq ft, FIRST FLOOR: 55 m²/590 sq ft, SECOND FLOOR: 19 m²/205 sq ft
EXCLUDED AREAS: BIN STORE: 5 m²/59 sq ft, SHED: 10 m²/107 sq ft, GARAGE: 13 m²/140 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

Postcode - BL2 6QP What3words - ///singer.alert.torn



256 Bradley Fold Road
Bolton, BL2 6QP

Offers over £340,000



- Well presented four-bedroom semi-detached home
- Stunning countryside views to front & rear
- In need of some modernisation throughout
- Large extended garden to rear with garage & driveway parking
- Offered with no onward chain
- Spacious living accommodation, with two reception rooms
- Close to local amenities, transport links & motorway
- A Must See!!! To appreciate, size, potential and location of property

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 0161 959 0166

www.charleslouishomes.co.uk

256 Bradley Fold Road , Bolton, BL2 6QP

****SOLD WITH NO CHAIN**** LOCATED IN A QUIET & WELL SOUGHT AFTER AREA**STUNNING COUNTRYSIDE VIEWS** Charles Louis Homes are pleased to bring to the market the well presented four Bedroom Semi-Detached Home with an Extended Rear Garden and offers No Onward Chain

Presenting an exceptional opportunity to purchase a substantial four-bedroom semi-detached property located in the sought-after area of Bradley Fold. This spacious family home boasts generous living accommodation throughout and is offered with no onward chain, making it an ideal choice for those looking to move quickly.

The property features a large extended rear garden, perfect for families, entertaining, or simply enjoying outdoor living. Internally, the home offers well-proportioned rooms, including a bright and welcoming living area, a spacious kitchen/diner, and four good-sized bedrooms.

With ample outdoor space, excellent potential, and a desirable location, 256 Bradley Fold is a fantastic opportunity for families and buyers seeking room to grow.

Early viewing is highly recommended to fully appreciate the space and potential this property offers.

Entrance Hallway

7 x 13'10" (2.13m x 4.22m)

Leading off to downstairs accommodation, wood effect laminate flooring, gas central heating radiator, centre ceiling light and storage cupboard.

Lounge

13'1 x 11'11" (3.99m x 3.63m)

Bay uPVC double glazed window to front elevation, centre ceiling light, gas central heating radiator.



Living Room

11'1 x 16'9" (3.38m x 5.11m)

Bay uPVC double glazed patio doors leading to the rear patio and garden, ceiling coving, centre ceiling light and a gas central heating radiator.



Kitchen Diner

9 x 18'1" (2.74m x 5.51m)

uPVC double glazed window to rear and side elevation, additional Velux window, fitted with a range of wall and base units, inset sink with mixer tap and contrasting worktops. four ring gas hob with extractor above, integrated double oven, integrated dishwasher, space for a fridge freezer, plumbing for a washing machine and dryer, wood effect laminate flooring, uPVC door to access to the rear garden and shed.



Downstairs WC

3'5 x 4'4" (1.04m x 1.32m)

Fitted with a two piece suite comprising of a low level WC and hand wash basin.

First Floor Hallway

4'11 x 7'4" (1.50m x 2.24m)

Leading off to four bedrooms and family bathroom and additional show room, centre ceiling light and loft access.

Bedroom One

13'1 x 10'3" (3.99m x 3.12m)

uPVC double glazed window to front elevation, fitted wardrobes and vanity unit, gas central heating radiator and centre ceiling light



Bedroom Two

11'1 x 12'2" (3.38m x 3.71m)

uPVC double glazed window to rear elevation, fitted wardrobes, gas central heating radiator and centre ceiling light



Bedroom Three

7'3 x 10'9" (2.21m x 3.28m)

uPVC double glazed window to the front elevation, fitted wardrobe and vanity, gas central heating radiator and centre ceiling light



Bedroom Four

6'10 x 6'7" (2.08m x 2.01m)

uPVC double glazed window to front elevation, gas central heating radiator and centre ceiling light



Family Bathroom

8'10 x 8'3" (2.69m x 2.51m)

uPVC frosted double glazed window to rear elevation, fitted with a four piece suite comprising of an electric shower with glass cubicle, panel enclosed bath, low level WC and hand wash basin, fully tiled, centre ceiling light and heated towel rail.



Shower Room

4'1 x 2'8" (1.24m x 0.81m)

uPVC frosted double glazed window to rear elevation, fitted with an electric shower.

Loft

16 x 12'6" (4.88m x 3.81m)

Lighting, 2 x Velux windows, fully boarded and carpeted with pull down ladder



Garage

19'4 x 7'10" (5.89m x 2.39m)

Fitted up and over door, lighting and power points

Rear Garden

Large extended garden to rear, mainly laid to lawn and shrubs and bushes and access to garage and additional shed.



Front Garden and Driveway