



BRADSHAW  
ROAD  
*Bolton*

## Rural Refuge

Ever dream of owning your own slice of stone-built cottage life in the countryside?

Wrapped up in countryside views and sitting pretty beneath its peaked roof and stone porch, Bradshaw Road exudes rustic charm.

Framed by a neat rectangle of front lawn, make your way to the traditional style front door - painted a refreshing country green.

Hanging space for coats is available in the handy porch, before continuing through into the welcoming lounge, where character features such as the exposed beams in the ceiling are uplifted by contemporary decorative touches in the feature wall, curtains and light fittings, dressed in evocative tones of teal and warmed by notes of burnt orange.

Illuminated by natural light flowing in from the double-glazed front window, winter weather is best enjoyed from indoors, looking out; nestled in front of the cosy log-burning stove with a steaming mug of cocoa in hand.





## Easy Living

Flow beneath the archway and into the kitchen-dining room, equipped with plenty of storage in the cabinetry and also featuring a fitted electric oven and hob with overhead extractor hood, and with space for a dishwasher and washing machine. Soak up the countryside views from the window above the sink, or slip out to the garden for sunny afternoons through the stable door. With space for a breakfasting table, and spotlights above, this kitchen has a fresh and modern feel, whilst the wooden worktops retain a connection to the surrounding countryside.

From the kitchen, take the flight of stairs down to the snug lounge, a perfect music room, cinema room, gym or office on the lower level.

A trio of windows draws in daylight, with contemporary spotlighting overhead in the freshly painted ceiling. An aubergine feature wall adds a cosy warmth to this versatile, carpeted room. Play room for the kids, or cosy Saturday night movie lounge - this bonus room can sculpt itself to your needs.

## Bed, Bath & Beyond

Return to the ground floor, before ascending once more to the first floor to discover the bedrooms.

Overlooking the front, the bountiful master bedroom is carpeted in biscuit tones underfoot, with white walls and a feature wall of refreshing indigo. Substantially sized, there is ample room for your double bed, wardrobe, chest of drawers and more.

Soaking up divine views over the countryside is the peacefully positioned second bedroom. Also carpeted underfoot, wake up to greenery through the window. The sloping roofline in this bedroom ensures a cosy, restful ambience.

Serving both bedrooms is a stylish, fully-tiled, modern bathroom, fitted with a luxurious roll top, claw foot bath, with floor mounted tap and shower head attachment alongside a wash basin and WC. There is also a separate shower cubicle for a refreshing morning spritz. The chrome heated towel rail keeps your towel toasty warm and at the ready.





## *Slice of Paradise*

Outside, private and not overlooked, the lush, lawned garden seems to flow on to the fields and open countryside beyond. Tidy, well maintained and designed for enjoyment and entertainment, a decked patio area is the perfect place for alfresco dining and making memories with loved ones. A handy storage shed is perfect for gardening equipment and sun loungers, with direct access out to the inviting countryside beyond.

# Countryside Escapes

Step outside and explore the meadows, woodlands, valleys and rivers that lie to the rear of No. 634.

Lovers of the outdoors could not be more perfectly situated, with miles of cycle ways, footpaths and public walkways to explore along the moors, forests and hills surrounding Bradshaw Road. Step out of the front (or back!) door and within five minutes discover the many rural areas sure to delight cyclists, walkers, dog walkers and runners.

Close by, the nature havens of Jumbles, Entwistle and Wayoh reservoirs beckon - be sure to reward yourself with a restorative thirst quencher at the Strawbury Duck after your exertions. Peel Tower is not far away, affording fantastic views over nearby Ramsbottom. Discover the many bars, bistros and restaurants in Ramsbottom itself or return home for a pint in your local, The Pack Horse in Affetside, a short walk up the road. Pick up your 'big shop' at the convenient Morrisons supermarket.

Head into nearby Tottington to stock up on stamps at the local Post Office, or to pick up milk from the Co-op. There is also a local butcher and florist. Closer to home, discover the delights of Holcombe Brook only a short drive away and featuring an array of local shops.

Families are well served by a number of local primary schools in the surrounding villages whilst secondary schools Turton High School and Cannon Slade are also close by.

For sublime scenery, stylish, versatile living spaces and local villages brimming with boutiques, shops, bars, bistros and supermarkets only moments from the doorstep; book your viewing for Bradshaw Road today.



# BRADSHAW ROAD

Bolton

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   C	85   B
56-68	D		
39-54	E		
21-38	F		
1-20	G		

Total Approx. Floor Area 977 Sq.ft. (90.8 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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**WAINWRIGHTS**  
ESTATE AGENTS

To view Bradshaw Road  
Call 01204 773556  
Email: [sales@wainwrightshomes.com](mailto:sales@wainwrightshomes.com)