



## Laburnum Park

Bolton, BL2 3BX

Offers around £250,000



Sit on a large plot with a gated drive and double garage, this semi-detached bungalow in a quiet suburban spot in Bradshaw presents an exciting opportunity for modernisation and holds excellent extension potential. A brief overview of the accommodation includes a central hallway, large lounge-diner, kitchen, two bedrooms and a family bathroom.



## Living Space

One of the most attractive benefits of this property is the lifestyle it provides with its peaceful and private back garden that can be enjoyed year-round from the comfort of the spacious living room with French doors and window surrounds that bring the outside in. The living room is large enough to accommodate for both a lounge and dining area, and its position next to the kitchen give it the possibility of knocking through to create a huge open plan living area. The kitchen is a good size with an external door opening onto the rear garden.

## Bedrooms & Bathrooms

The two bedrooms are situated at the front of the property and have great privacy due to the mature shrubs and trees in the front garden. Both bedrooms are well proportioned with fitted wardrobes and ample space for double beds if desired.

Within the bathroom is a three-piece suite comprising a large walk-in shower with contemporary panelled surrounds, wash basin and WC.

## Extension Potential

Like several neighbours on the street, the property has great scope for extending (subject to regulations) both on the ground floor to the rear and converting the loft, to create what could no-doubt be an impressive modern home.

## Outside Space

The plot at 17 Laburnum Park is arguably one of the best in the area, owing to its partial corner position on the street it's a great size which includes a front lawn with mature greenery, large gated drive, double garage, substantial rear garden and patio which is very private and not overlooked, plus an area at the back of the garage which provides even more space for external storage or re-landscaping.

## Location

The property is situated in a quiet neighbourhood in Bradshaw with plentiful amenities nearby. The local village-like centres of Bradshaw, Bromley Cross and Harwood offer a wide variety of pubs and eateries, cafes, supermarkets, and independent shops. And the property is positioned wonderfully for schools too! With Turton and Canon Slade High Schools both just a short walk away. For leisurely strolls with four legged friends, Jumbles Country Park is nearby too, plus plenty of other scenic walks in surrounding countryside. The national motorway network is accessible within just 5-10 minutes in the car, and both Bromley Cross and Hall'ith Wood railway stations give easy access to central Manchester and beyond.

## Specifics

The tax band is C.

The tenure is TBC.

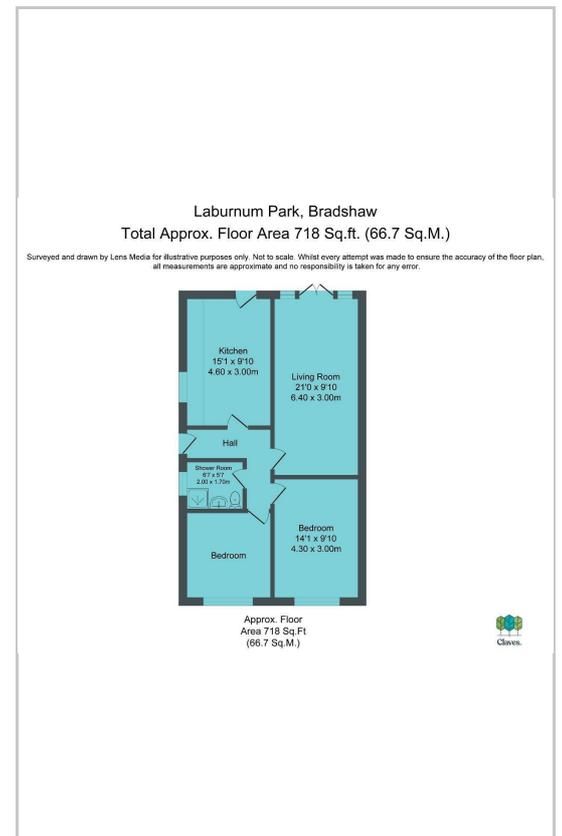
There is gas central heating.

The energy efficiency rating is 70/C which is considered very good and higher than average.

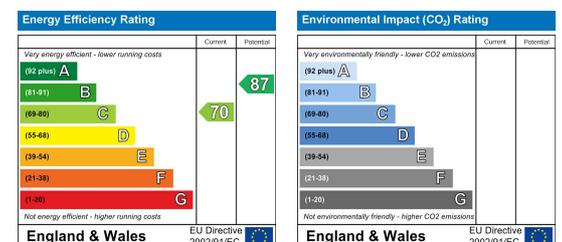
## Area Map



## Floor Plans



## Energy Efficiency Graph



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