



58 Bradshaw Meadows, Bolton
£265,000

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58 Bradshaw Meadows

Bolton, Bolton

Located in a highly sought-after area renowned for its convenience and community spirit, this impressively presented property offers a unique blend of comfort, versatility, and thoughtful design. Upon entering, you are greeted by a welcoming hallway that leads into a bright and generously proportioned living room, perfect for relaxing or entertaining guests. The living space seamlessly flows into a modern, well-appointed kitchen featuring ample cabinetry, integrated appliances, and practical workspace, making it an ideal setting for both every-day meals and special occasions. Adjacent to the kitchen, the conservatory provides a tranquil retreat filled with natural light, offering flexible potential as a dining area, reading nook, or additional sitting room. The property's layout has been carefully considered to maximise both space and functionality, with tasteful décor and neutral tones throughout ensuring a move-in ready experience. You will find two well-sized bedrooms, each benefiting from large windows that invite in plenty of day-light, creating airy and restful spaces. The family shower room is finished to a high standard, with contemporary fixtures, a sleek suite, and quality tiling. Further enhancing the appeal of this home is the provision of off-road parking ensuring convenience for homeowners and visitors alike. The property is situated within easy reach of reputable schools, transport links, and a variety of local amenities, making it a superb choice for families, professionals, or anyone seeking a blend of peaceful living and urban accessibility. With its combination of versatile living areas, practical features, and a prime setting in a popular neighbourhood, this property represents an exceptional opportunity for discerning buyers. Early viewing is highly recommended to fully appreciate all that this delightful home has to offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:









GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA: 753 sq.ft. (70.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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