



*Laburnum Park*

Bolton

**Miller Metcalfe**  
*Every step of the way*



# Laburnum Park

Bolton

Semi Detached



3



1

EPC Rating - D

We are so excited to welcome to the market this well appointed and utterly gorgeous semi-detached property on Laburnum Park in Bradshaw! The property, which sits on a large and enviable plot with extensive gardens to both sides plus an abundance of parking has got so much going for it.

Step inside to discover a fully modernised property that flows elegantly with sleek and modern decor that will feel like home the moment you arrive. Take advantage of a spacious lounge, a modern kitchen/dining area with room to accommodate a dining table plus three generous bedrooms and an elegant bathroom. We think the property would be a perfect upsize for a growing family looking to move straight into something and enjoy from day one.

Laburnum Park is a quiet and well regarded residential location in Bradshaw, Bolton. There's an abundance of amenities quite literally on the doorstep with the villages of Bromley Cross and Harwood both walkable where you'll find supermarkets, shops, cafes and plenty of places to eat and drink. There's also a great selection of good schooling in the area with Cannon Slade and

Turton High School both walkable. For those that need to commute, there's great links to Bolton, Bury, Manchester and beyond.

The accommodation in brief comprises; entrance door leading to a bright, warm and welcoming hallway with a door leading to a spacious lounge which is nice and private and set back from the main road. Adjacent is a hugely impressive kitchen/dining area with room to accommodate a dining table with a combination of base and eye level fitted units. Take the stairs to the first floor and you'll find three bedrooms, two of which are double plus the family bathroom suite. Externally the property sits on a large and equally impressive plot with lawned grass to both the front and rear which is perfect for young children. There's also a long driveway which accommodates several cars plus a detached garage.

#### TENURE

Leasehold  
999 years from 12 January 1959

#### LOCAL AUTHORITY & COUNCIL TAX

Local Authority  
Bolton Council Tax  
Band: C  
Annual Price: £1,742

#### FLOOD RISK

Very Low

#### BROADBAND

Basic 5 Mbps  
Superfast 73 Mbps  
Ultrafast 1000 Mbps

#### MOBILE COVERAGE

EE  
Vodafone  
Three  
O2



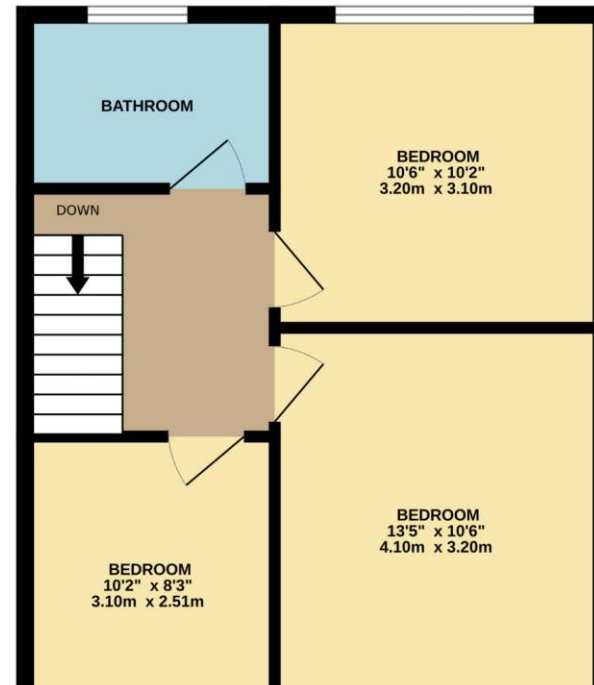
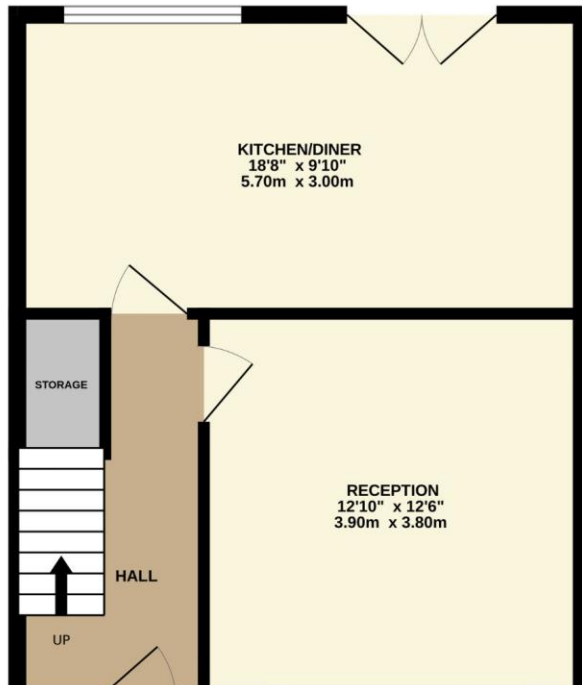






**GROUND FLOOR**  
418 sq.ft. (38.9 sq.m.) approx.

**1ST FLOOR**  
450 sq.ft. (41.8 sq.m.) approx.



Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.