



## Laburnum Park

Bolton, BL2 3BX

Offers around £310,000



Situated within the sought-after neighbourhood of Laburnum Park on the border of Bromley Cross and Bradshaw, this extended three-bedroom semi-detached property is highly suitable for a growing family. Its location is very well-connected while being quiet and secluded. A brief overview of the property includes a front porch and entrance hall, open plan lounge and dining area, kitchen and family room, utility, downstairs WC, integral garage/store, three well proportioned bedrooms and a good-sized family bathroom. The front lawn and paved double drive create a lovely kerb appeal, and the back garden provides private outside space.



## Living Space

The home welcomes you inside through a handy front porch and into the entrance hall, which features engineered oak flooring. To the right of the hall is a large reception room which features the open plan lounge and dining area. It's a bright and airy space owing to the natural light pouring in from both front and rear. The engineered oak flooring continues here too, and the stone fireplace with gas fire creates a traditional homely feel. The dining area is positioned to the rear of the property with a pair of patio doors leading onto the back garden.

Within the contemporary kitchen is a range of integrated appliances, including a Neff double oven and four-plate gas hob with extractor hood, microwave, dishwasher, and an inset sink with multifunction tap. The appliances are housed within a beautiful black granite worktop and contrasting cream, shaker style cabinetry. Owing to the extension, the kitchen and family room is a fantastic social space with its bar seating and additional area for either a small breakfast table, or as the current owners have it, as another sitting area with sofa. There's a TV point on the wall here too, in addition to the patio doors which again open onto the garden.

The utility room and downstairs WC add further practicality and satisfy the demands of modern family life. Within the utility is plumbing for the washer and dryer, in addition to extra worktop and storage space. It also conveniently gives access to the integral garage/store room

## Bedrooms & Bathrooms

The large landing connects the three bedrooms on the first floor which all benefit from a comprehensive range of fitted furniture. Not dissimilar to the living spaces downstairs, each bedroom is presented in great condition. Within the fully tiled family bathroom is a contemporary four-piece suite, including a walk-in corner shower, tiled-in bath, vanity basin unit with integral storage and WC. The loft space is also a handy addition to the property, providing a good amount of usable space - it is fully boarded, plastered, and carpeted with two Velux windows installed.

## Outside Space

In addition to the front lawn and drive, the back garden offers a safe space for the little ones to play, featuring two patios and a lawn. The patio doors from the kitchen and dining room both open onto the garden and allow that indoor-outdoor living on warm summer days, ideal for BBQs and outdoor dining.

## Location

The property is situated in a quiet neighbourhood 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. The property is also located close to a train station. For leisurely strolls with four legged friends, Jumbles Country Park is nearby too, plus plenty of other scenic walks in surrounding countryside.

## Specifics

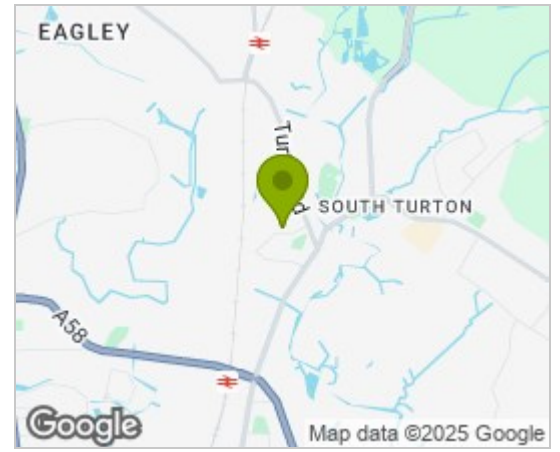
The tax band is C.

The tenure is leasehold with a ground rent of £12 per annum.

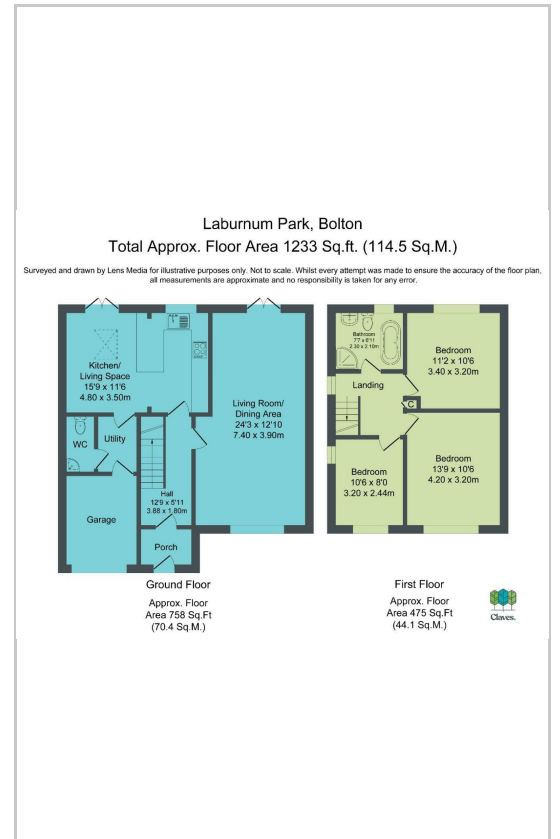
The length of the lease is 999 years from 12th January 1959; 933 years remain.

The house is alarmed and has CCTV.

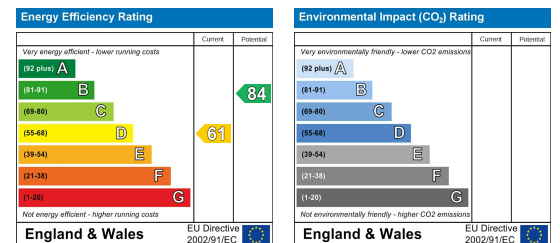
## Area Map



## Floor Plans



## Energy Efficiency Graph



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