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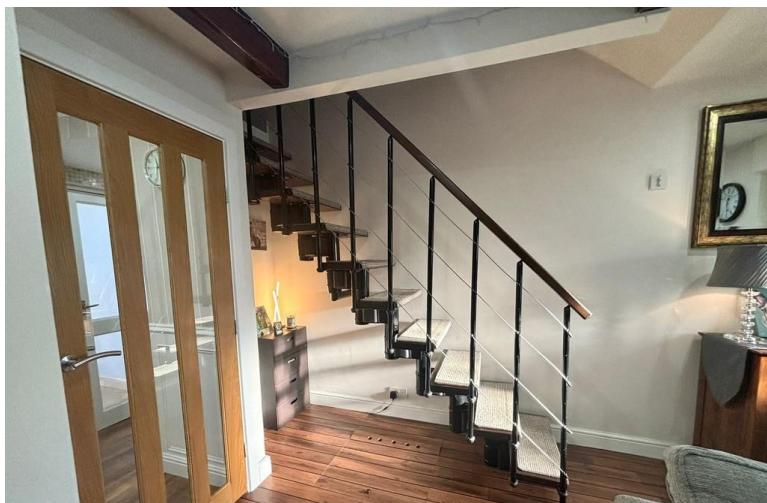
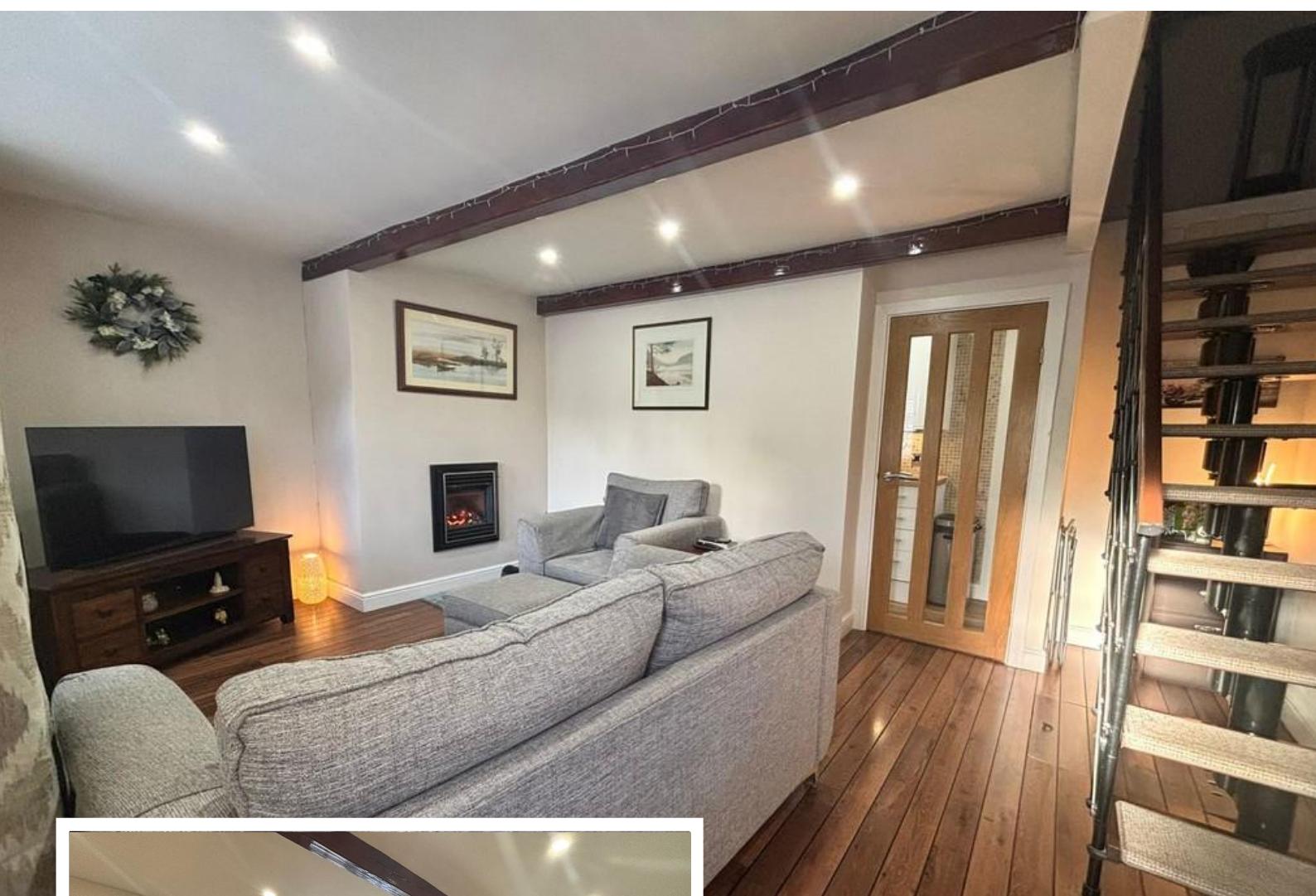
**238 Bradford Road**

- TWO BEDROOM COTTAGE
- GARDEN & OUTHOUSE
- CLOSE TO CLAYTON VILLAGE
- POPULAR LOCATION

**Offers In Region Of £145,000**

EPC Rating 'TBC'





## Property Description

### DESCRIPTION

This beautifully presented two-bedroom mid-terrace home offers stylish, modern living combined with a warm and welcoming feel, making it an ideal choice for first-time buyers, professionals, or investors alike. Finished to a high standard throughout, the property boasts a bright and spacious living area, perfect for relaxing or entertaining, alongside a contemporary kitchen designed with both functionality and style in mind. The home also features a sleek, modern bathroom and two light-filled bedrooms designed for comfort and practicality. Located in a popular and convenient area, the home is within easy reach of local amenities, transport links, and schools. With its immaculate presentation and desirable location, this is one not to miss early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.

### LIVING ROOM

0" x 0' 0" (0m x 0m) The living room is a stunning and characterful space, beautifully blending traditional



features with modern design. Exposed wooden beams add charm and warmth, while contemporary spotlights provide stylish illumination. A rich wooden floor flows throughout, complemented by a rear-facing window that fills the room with natural light. The gas fire creates a cosy focal point, perfect for relaxing evenings. Additional features include a door leading to the kitchen, stairs to the first floor via a striking modern floating staircase, and access to the cellar, offering both practicality and unique appeal.



#### KITCHEN

16' 11" x 5' 02" (5.16m x 1.57m) The kitchen is stylish and contemporary, featuring a range of integrated appliances including an electric hob and cooker for a sleek, streamlined finish. Tiled splashbacks complement the modern wall panel detailing, while a rear-facing window allows plenty of natural light to flow through. Finished with a Karndean wood-effect floor and a modern radiator, this well-designed space combines practicality with elegant modern living.



#### CONSERVATORY

11' 02" x 9' 05" (3.4m x 2.87m) The conservatory is a bright and inviting space, enhanced by wooden flooring and fitted window blinds for comfort and privacy. French doors open directly onto the garden, creating a seamless connection between indoor and outdoor living and making this an ideal area for relaxing or entertaining.



#### HALLWAY

6' 03" x 9' 01" (1.91m x 2.77m) The upstairs hallway is finished in neutral tones, creating a bright and calming space. It provides a clean, modern feel and offers a practical flow to the surrounding rooms, complementing the overall style of the home.

#### MASTER BEDROOM

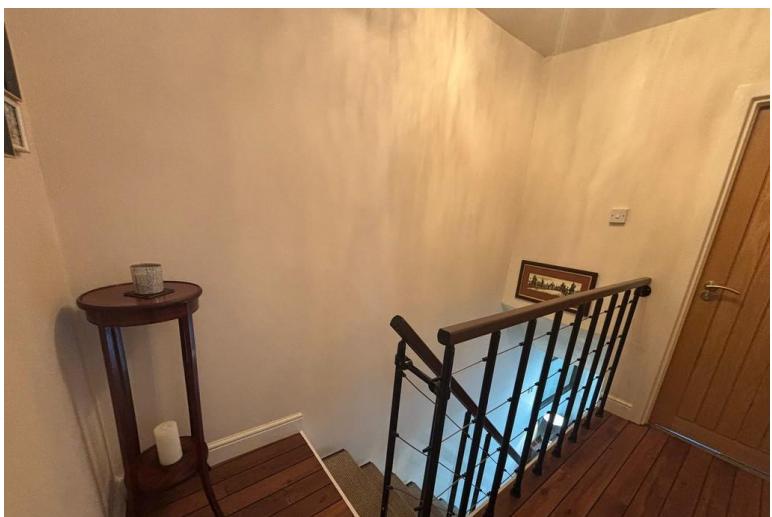
8' 06" x 10' 02" (2.59m x 3.1m) The master bedroom is a well-presented and comfortable retreat, featuring a front-facing window that allows plenty of natural light. Finished with wooden flooring and benefiting from central heating, the room also includes fitted wardrobes, providing ample storage while maintaining a clean and uncluttered feel.

#### BEDROOM TWO

11' 01" x 6' 01" (3.38m x 1.85m) The second bedroom is a bright and welcoming space, featuring a rear-facing window that fills the room with natural light. Finished with wood flooring and benefiting from a central heating radiator, it offers a comfortable and versatile room suitable for a bedroom, home office, or guest space.

#### BATHROOM

6' 11" x 6' 02" (2.11m x 1.88m) The bathroom is a modern wet room, thoughtfully designed with a



walk-in shower and fully tiled floor and walls for a sleek, contemporary finish. The suite includes a toilet, hand wash basin and heated towel rail, with a front-facing window providing natural light and ventilation. Additional features include access to a boarded and insulated loft, offering valuable storage space.

#### EXTERIOR

8' x 13' 0" (2.44m x 3.96m) The exterior of the property offers a versatile and well-presented outdoor space, featuring a paved garden designed for low-maintenance enjoyment. A valuable outhouse, currently used as a workshop, benefits from loft and roof storage, providing excellent flexibility and potential for alternative uses such as a hobby room or storage area. Completing this unique space is a pizza oven, perfect for outdoor entertaining and social gatherings.

#### PURCHASE DETAILS:

*Please note that the services & appliances have not been tested & the property is sold on that basis.*

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

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