

61 Long Lane, Brightmet, Bolton, BL2 6EU



Offers In The Region Of £214,995

Four bedroom extended semi detached property with open aspect to front. This extended home is located in a very popular residential location close to local schools, shops and transport links. Benefitting from double glazing gas central heating, off road parking and private garden to the rear. This spacious semi detached home is recommended for viewing to appreciate the location, spacious living accommodation and all that is on offer.

- Semi Detached
- Four Bedroom
- Garden To Rear
- Gas Central Heating
- Council Tax Band C
- Extended
- Off Road Parking
- Fully Double Glazed
- Awaiting EPC
- Freehold.



Extended four bedroom semi detached property, situated in a very popular location with open views to the front. Close to local shops, secondary and primary schools, local shops, transport links and all local amenities. The property comprises :- Entrance porch, hallway, lounge, dining room, kitchen and self contained ground floor bedroom. To the first floor there are three bedrooms a family bathroom and a separate WC. Benefitting from double glazing, gas central heating, off road parking, garden to rear. Would suit multi general living. Viewing is highly recommended to appreciate the space, location and all this home has to offer.

Porch

Two uPVC double glazed windows to side, window to front, uPVC double glazed window to front, window to rear, uPVC double glazed entrance door to front:

Entrance Hall

Stairs, :

Lounge 18'10" x 9'11" (5.75m x 3.02m)

UPVC double glazed bay window to front, wall mounted gas fire, double radiator, open plan:

Dining Room 8'10" x 10'7" (2.69m x 3.23m)

Double radiator, uPVC double glazed entrance tilt and turn patio door to rear,:

Kitchen 18'8" x 6'11" (5.68m x 2.12m)

Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and cornice trims, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, electric fan assisted oven, hob with extractor hood over, uPVC double glazed window to rear, double radiator, :

Self Contained Annex

UPVC double glazed window to front, uPVC double glazed window to rear, radiator, uPVC double glazed entrance door to rear.

Bedroom 1 9'10" x 9'11" (3.00m x 3.02m)

UPVC double glazed bay window to front, radiator,

Bedroom 2 22'3" x 6'1" (6.78m x 1.85m)

UPVC double glazed window to rear, uPVC double glazed window to front, two radiators.

Bedroom 3 8'8" x 9'11" (2.64m x 3.02m)

UPVC double glazed window to rear, radiator, :

Bedroom 4 6'4" x 7'4" (1.92m x 2.24m)

UPVC double glazed window to front, radiator.



Bathroom

Fitted with three piece suite comprising deep panelled bath and wash hand basin with under, drawers, mixer tap and full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, heated towel rail.

WC

Door to:

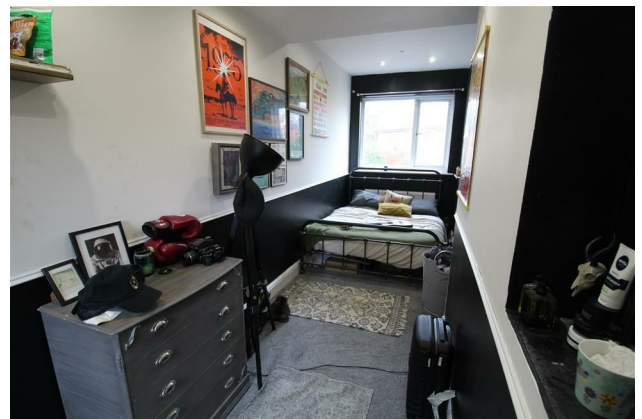
Landing

Outside Front

Block paved driveway.

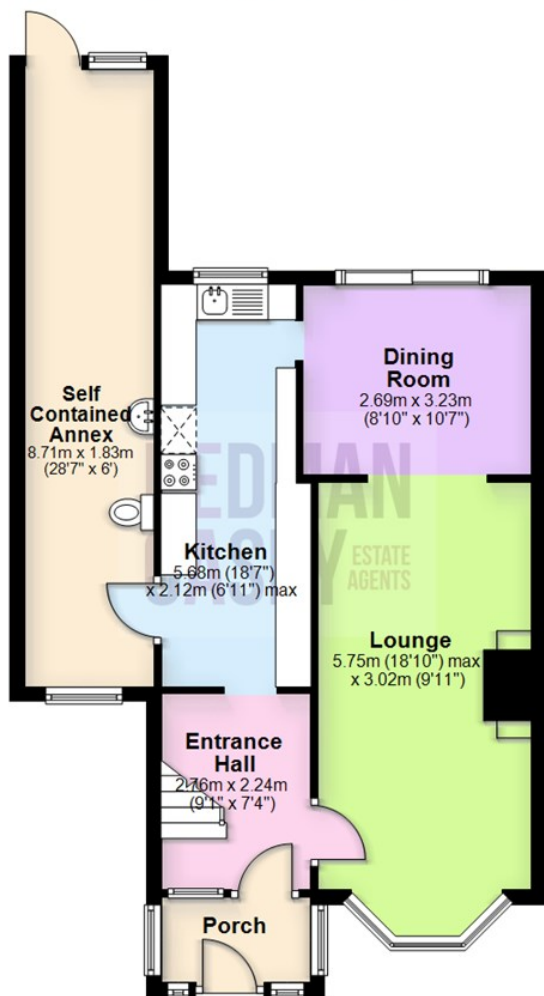
Outside Rear

Enclosed rear garden area with mature planting.



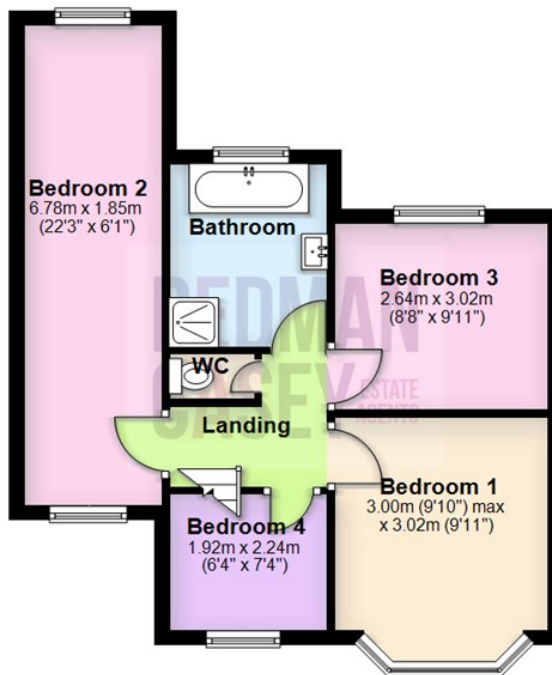
Ground Floor

Approx. 64.5 sq. metres (694.6 sq. feet)



First Floor

Approx. 46.0 sq. metres (495.3 sq. feet)



Total area: approx. 110.5 sq. metres (1189.8 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

