

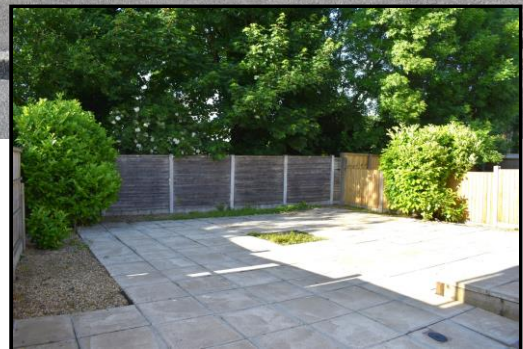


Tarbet Drive

Brightmet Bolton 3 Bedrooms

- ***** NO UPWARD CHAIN *****
- NOT OVERLOOKED AT THE REAR
- LOVELY MODERN FAMILY HOME
- GOOD SIZE KITCHEN/DINER
- LOTS OF EASY OFF ROAD PARKING
- GCH, UPVC DG, EPC RATING C

Price £220,000



**** NO UPWARD CHAIN & NOT OVERLOOKED AT THE REAR****

Lovely modern family home with lots of easy off road parking.

Great size lounge, kitchen/diner and a beautiful bathroom.

Close to amenities.

Entrance Hall 4'3" (1.30m) x 4'6" (1.37m)

A glazed composite door welcomes you into the property.

The hall has entrance matting, a glazed door in to lounge and the stairs to the upper floor.



Lounge 14'5" (4.39m) max x 15'0" (4.57m) plus bay

A good size family lounge with a large bay window on the front elevation with a radiator positioned beneath. It is carpeted, has another radiator, doors to understairs storage and glazed double doors into the kitchen/diner.



Kitchen/Diner 17'7" (5.36m) x 11'2" (3.40m)

Is fitted with cream shaker style units with black granite effect laminate worktops and tiled splashbacks. Built in single electric oven and a built in ceramic hob with a stainless steel extractor above. The Worcester combi boiler is in the corner and there are spaces for a tall fridge/freezer and a washing machine. Single bowl stainless steel sink with a mixer tap and a window above overlooking the rear garden. Composite flooring flows through into the dining area where there is plenty of room for a dining table and chairs plus additional furniture. There is a window with obscure glazing on the side elevation, a radiator and French doors open out into the garden. NB: None of the services/appliances have been tested, therefore we cannot verify as to their condition or working order.



Landing 8'9" (2.67m) max x 4'6" (1.37m)

The landing is carpeted and has doors to all bedrooms and the bathroom

Master Bedroom 11'3" (3.43m) max x 10'2" (3.10m) max

The master bedroom is carpeted and has a window on the rear elevation with a radiator positioned beneath.

2nd Bedroom 8'3" (2.51m) x 12'9" (3.89m)

This double bedroom is carpeted, has a window on the side elevation and also a window on the front elevation with a radiator positioned beneath.



3rd Bedroom 8'9" (2.67m) max x 9'3" (2.82m) max

The 3rd bedroom has a window on the front elevation, a radiator and is carpeted.

Bathroom 5'6" (1.68m) x 8'4" (2.54m)

Lovely modern bathroom fitted with a white 3 piece suite comprising of:- wc, pedestal wash basin and a panelled bath with an electric shower over and a glass shower screen. Two of the walls are fully tiled, there is a window with obscure glazing on the rear elevation, a radiator, a chrome heated towel rail and tiled flooring.



General Information

Leasehold - Ground Rent £8.50 pa

Lease is 999 years from 01/09/1961 with 936 years remaining

Combi Boiler located in the kitchen - Water Meter - Council Tax Band B

EPC Rating C

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