



## Deepdale Road Brightmet Bolton 2 Bedrooms

- CONSERVATORY
- GOOD SIZE LOUNGE
- WET ROOM
- SOLAR PANELS
- DETACHED SINGLE GARAGE
- GCH, UPVC DG, CAVITY WALL INSULATION, ALARM
- EPC RATING B

**Price £180,000**





Semi-Detached true bungalow with a good size lounge, conservatory and a wet room. Leased solar panels have been installed, so the property enjoys free electricity generated by the system. There is easy off road parking and a detached single garage.



### Entrance 6'3" (1.91m) x 4'8" (1.42m) Max

A glazed UPVC door welcomes you into the property. There is vinyl flooring and an archway into the hall where there is open access into the lounge and the kitchen.

### Lounge 12'1" (3.68m) x 15'0" (4.57m)

The lounge is carpeted and has an electric fire and surround, two radiators, a window and French doors into the conservatory and a door into the inner hall.



### Conservatory 11'4" (3.45m) x 9'6" (2.9m)

This is a brilliant addition to the property. It is a good size and has a radiator fitted enabling it to be used all year round. It has tiled flooring and a door allows access into the rear garden.

### Kitchen 7'2" (2.18m) x 10'1" (3.07m)

Is fitted with a range of shaker style wall & base units with laminate worktops and tiled splashbacks. Built under single electric oven and a built in ceramic hob with a stainless steel & glass extractor above. Spaces for a tall fridge/freezer, a dryer and a space ready plumbed for a washing machine. Single bowl stainless steel sink with a lever operated mixer tap and a window above overlooking the rear garden. Vinyl flooring for ease of cleaning. NB: None of the services/appliances have been tested, therefore we cannot verify as to their condition or working order.



### Inner Hall 3'5" (1.04m) x 6'3" (1.91m)

The inner hall has vinyl flooring and doors into both bedrooms, the wet room and the storage cupboard. The loft access hatch is located here too. The loft has a pull down ladder, a light and is partially boarded. The combi boiler and the solar panel meter are located in the loft.



### Master Bedroom 8'6" (2.59m) x 14'1" (4.29m) Including Wardrobes

The master bedroom is carpeted and has a window on the front elevation with a radiator positioned beneath. There is plenty of storage in the fitted wardrobes, chest of drawers and matching bedside table.

### 2nd Bedroom 10'9" (3.28m) x 7'8" (2.34m)

This bedroom has dual aspect windows, vinyl flooring and a radiator.



### Wet Room 7'2" (2.18m) x 6'1" (1.85m)

The wet room is fully tiled and is fitted with a WC, pedestal wash basin and an electric shower. There is a radiator, shelving for towel storage and a window high up on the side elevation with obscure glazing.

### Detached Single Garage

The garage has an up and over garage door, power and lighting.

### Solar Panels

Electricity generated and used at the premises is free of charge. The solar panels are leased from "A Shade Greener LLP" and as such they benefit from the Feed-In Tariff Scheme and receive payments for surplus energy that is produced but not used. The solar panels were installed in 2014 and the lease is for 25 years ending on 14/08/2039.

Freehold  
Combi boiler located in loft  
Water Meter  
Council Tax Band B  
EPC Rating B