



Fairmount Avenue Brightmet Bolton 2 Bedrooms

- END QUASI-SEMI (BLOCK OF 3)
- OPEN PLAN KITCHEN/DINER
- LOFT ROOM
- GOOD SIZE REAR GARDEN
- DETACHED SINGLE GARAGE
- GCH, UPVC DG, ALARM, EPC RATING D



Price £180,000

125 Lea Gate Harwood Bolton Greater Manchester BL2 4BQ
Tel: 01204 593500 | Email: sales@whittakersestateagents.co.uk
<https://www.whittakersestateagents.co.uk>

This end quasi-semi (block of 3) has good sized rooms and an open plan kitchen/diner. There is also a fixed staircase up to a loft room with 2 Velux windows. Off road parking, a garage and gardens front, side & rear.

Entrance Hall 10'10" (3.05m) x 3'11" (1.19m) Irregular Shape

A glazed composite door and window welcomes you into the property. The hall is carpeted, has a radiator, doors into the lounge and the kitchen and the stairs to the upper floor.



Lounge 13'3" (4.04m) Max x 11'0" (3.35m) Plus Bay

The lounge has a large bay window on the front elevation making it nice and bright. There is a gas fire in a large feature surround, a radiator and it is carpeted,

Dining/2nd Reception - open plan to kitchen 11'1" (3.38m) Max x 13'8" (4.17m)

Has room for a dining table and chairs plus additional furniture. There is a bay window overlooking the rear garden, an electric fire and surround, a door to understairs storage, a radiator and it is carpeted.



Kitchen - open plan to dining 8'0" (2.44m) x 10'0" (3.05m) Irregular Shape

Is fitted with a range of shaker style laminate wall & base units with laminate worktops and tiled splashbacks. Built under single electric oven and a built in gas hob with a stainless steel extractor above. The combi boiler is hidden away behind a wall unit. There are spaces for a tall fridge/freezer, a dryer and a space ready plumbed for a washing machine. Bowl and a half stainless steel sink with a lever operated mixer tap and a window above on the side elevation. There is a glazed UPVC external door on the rear elevation and vinyl flooring. NB: None of the services/appliances have been tested, therefore we cannot verify as to their condition or working order.

Landing 5'7" (1.70m) Max x 5'7" (1.70m) Max

The landing is carpeted and has doors to both bedrooms and the bathroom. A fixed staircase leads up into the loft room.



Master Bedroom 13'3" (4.04m) Max x 11'0" (3.35m) Plus Bay

The master bedroom is carpeted, has a bay window on the front elevation and a radiator.

2nd Bedroom 10'3" (3.12m) x 11'2" (3.40m) Plus Alcove

This double bedroom is carpeted, has a window on the rear elevation and a radiator.

Bathroom 5'7" (1.70m) x 8'1" (2.46m)

The bathroom is fully tiled and is fitted with a white 3 piece suite comprising of:- wc, pedestal wash basin, and a bath with a bath/shower mixer tap and a glass shower screen. There is a window with obscure glazing on the rear elevation, a radiator, and vinyl flooring.



Loft Room 7'11" (2.41m) x 13'2" (4.01m)

Is accessed via a fixed staircase on the landing. It is carpeted and has two Velux rooflight windows and two doors into eaves storage.

Front Garden, Driveway & Garage

There is a central tarmac drive with lawns and planting borders either side. The detached single garage is accessed from the lane at the side. The garage has power and lighting and an up and over garage door which is currently fixed down.

Rear Garden

The rear garden is fully enclosed and has a large paved patio area, a lawn with a planting border and a small pond. A tall wrought iron gate gives access to the front of the property, and a personnel door allows direct access into the garage.



General Information

Leasehold - Ground Rent £3.50 pa payable yearly
Lease is 990 years from 01/05/1925 with 891 years remaining
Combi boiler located in the kitchen - Water Rates - Council Tax Band A
EPC Rating D