



Crompton Avenue

Brightmet Bolton 4 Double Bedrooms

- DOUBLE STOREY EXTENSION
- OPEN PLAN KITCHEN TO DINING
- PLAYROOM - GUEST WC
- BEAUTIFUL BATHROOM
- BACKS ONTO PARKLAND
- EASY OFF ROAD PARKING
- GCH, UPVC DG, CAVITY WALL INSULATION, ALARM
- EPC RATING C

Price £240,000



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End quasi semi (block of 4) with a double storey extension now has 4 double bedrooms. There is a through lounge, open plan dining to kitchen, playroom and a guest WC. Backs onto parkland.

Entrance Hall 6'2" (1.88m) Max x 10'3" (3.12m)

A glazed composite door with sidelight welcomes you into the property. The hall has laminate flooring, a radiator, doors into the lounge and the dining, and the stairs to the upper floor.

Lounge 11'0" (3.35m) Max x 21'9" (6.63m) Max

The through lounge is carpeted and has a window on the front elevation with a radiator positioned beneath. There is an electric fire and surround, a window on the rear elevation and another radiator.

Dining Room - open to the kitchen 8'8" (2.64m) x 11'0" (3.35m) Max

Has room for a dining table and 6 chairs plus additional furniture. There is a window on the rear elevation, a radiator and tiled flooring.

Kitchen 10'5" (3.18m) x 11'0" (3.35m)

Is fitted with a range of laminate wall & base units with laminate worktops and tiled splashbacks. Free standing gas cooker with integrated extractor above. Space ready plumbed for a washing machine and spaces for a tall fridge/freezer and a dryer. Bowl and a half stainless steel sink with a lever operated mixer tap and a window above overlooking the rear garden. There is a glazed composite door on the rear elevation, the combi boiler, a radiator, a pulley ceiling clothes airer and tiled flooring.

Playroom 10'5" (3.18m) Max x 10'2" (3.1m)

The playroom has a window on the front elevation with a radiator positioned beneath, laminate flooring and a door to the guest WC.

Guest WC 2'8" (0.81m) x 4'9" (1.45m)

Is fitted with a WC and a corner wash basin. There is a window with obscure glazing on the side elevation, a chrome heated towel rail and tiled flooring.

Landing 10'2" (3.1m) x 3'4" (1.02m)

The landing is carpeted and has doors to all bedrooms, the bathroom and the storage cupboard. The loft access hatch is located here too.

Master Bedroom 14'0" (4.27m) Including Wardrobes x 10'6" (3.2m)

The master bedroom is carpeted and has two windows on the front elevation, a radiator, wall to wall fitted wardrobes, cupboards above the bed, bedside tables and a matching chest of drawers.

2nd Bedroom 10'6" (3.2m) x 11'10" (3.61m)

The 2nd bedroom is carpeted, has a window on the front elevation with a radiator positioned beneath and another window on the side elevation.

3rd Bedroom 9'5" (2.87m) x 11'0" (3.35m)

This bedroom is carpeted and has a window on the rear elevation with a radiator positioned beneath and a built in storage cupboard. Views over the park.

4th Bedroom 10'6" (3.2m) Max x 9'7" (2.92m) Max

The 4th bedroom is carpeted and has a window on the rear elevation with a radiator positioned beneath and parkland views.

Bathroom 7'6" (2.29m) x 5'4" (1.63m)

This beautiful modern bathroom is fully tiled and is fitted with a 3 piece suite comprising of:- WC, a wash basin on a vanity unit and a L shape bath with an electric shower over and glass shower screen. There is a window with obscure glazing on the rear elevation, a chrome heated towel rail and composite flooring.



Leasehold – Ground Rent £15pa
Lease 999 years from 19/02/1979
with 953 years remaining.
Combi Boiler (2016)
Water Rates
Council Tax Band A