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**BRODICK DRIVE, BRIGHTMET, BL2 6UE**



- 3 bedroom family home
- Extended to the rear
- Modern white fitted kitchen
- Stylish bathroom suite
- Open plan lounge diner
- Separate sitting room to rear
- Beautiful family friendly gardens
- Garage and driveway parking



**£240,000**

**BOLTON**

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Incorporating: Wright Dickson & Catlow. WDC Estates



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A three bedroom, extended family home complete with beautiful garden and modern kitchen and bathroom. Situated in this consistently popular residential area within Breightmet, the wonderful home is ideally placed for the areas beautiful local countryside, popular schools, easy access to both Bury and Bolton town centres and superb transport links. Neutrally decorated throughout the accommodation on offer briefly comprises: entrance vestibule, reception hallway, open plan lounge/diner, stylish modern white fitted kitchen, hallway, guest WC, sitting room to the rear, first floor landing, three fitted bedrooms and a modern white family bathroom. There is a single garage which served by a sizeable driveway providing additional off-road parking which has previously accommodated the caravan and cars, the front garden leads to long well-stocked borders, the rear garden is absolutely stunning and family friendly, fully enclosed with a generous lawn and patio areas. The property benefits from uPVC double glazing, gas combination central heating and could possibly be offered for sale with no further upward chain, that will be confirmed in due course. In the first instance doing it via the walk-through viewing video, then in person viewing appointment to be arranged by carl and Cardwells Estate Agents Bolton on (01204) 381281, emailing bolton@cardwells.co.uk of visiting [www.cardwells.co.uk](http://www.cardwells.co.uk).

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance vestibule:** uPVC entrance door, uPVC window, internal single glazed window with frosted glass and a door leading to the hallway.

**Hallway:** 11' 5" x 6' 2" (3.481m x 1.892m) Turning staircase off with quality carpet, understairs storage space, radiator.

**Living room:** 21' 5" x 11' 5" (6.535m x 3.469m) Measured at maximum points. A beautiful marble fireplace with living flame gas fire, uPVC windows to the front and the rear, quality flooring, two radiators, stylish ceiling and wall lights.

**Kitchen:** 9' 6" x 9' 3" (2.893m x 2.828m) A beautiful modern, white professionally fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, integrated fridge/freezer, oven/grill, electric hob with extractor over, radiator, spotlighting, uPVC window overlooking the rear garden, door to the inner hall.

**Inner hall:** 4' 1" x 2' 10" (1.247m x 0.862m) Ceramic floor tiling.

**Guest w.c:** 5' 6" x 3' 2" (1.664m x 0.974m) Two piece suite comprising: WC and wash hand basin.

**Sitting room:** 8' 7" x 8' 7" (2.622m x 2.624m) Sliding uPVC patio doors off to the rear garden, uPVC window to the side, radiator.

**Landing:** 8' 3" x 5' 9" (2.506m x 1.761m) Measured at maximum points, uPVC window to side, loft access point

**Bedroom 1:** 10' 10" x 11' 4" (3.314m x 3.455m) Professionally fitted bedroom furniture giving matching: wardrobes, bedside units, bridging cabinets, and drawers, radiator, uPVC window to the front.

**Bedroom 2:** 10' 2" x 9' 10" (3.100m x 3.005m) Fitted bedroom furniture giving: wardrobes, bridging cabinets, drawers and shelves, radiator, uPVC window overlooking the rear garden.

**Bedroom 3:** 8' 0" x 7' 3" (2.447m x 2.220m) uPVC window to the rear overlooking the rear garden, Radiator, quality carpet.

**Bathroom:** 8' 1" x 6' 11" (2.458m x 2.105m) A modern white three-piece bathroom suite comprising: pedestal wash hand basin, dual flush WC and bath with electric shower over, uPVC window to the front, radiator, beautiful ceramic wall tiling, built-in storage space.

**Garage:** 17' 11" x 8' 10" (5.462m x 2.682m) Vehicle access up and over door to the front, pedestrian door off to the inner hallway, plumbing for washing machine, wall mounted gas combination central heating boiler. The garage is served by a generous private driveway to the front providing further off road parking.

**Garden:** Front garden, enjoying the sizeable lawn section with well-stocked and colourful borders and pretty flowers. The rear garden is a real feature of the property, being fully enclosed and therefore family friendly, with a central lawn area, patio areas and a wonderful array of seasonal flowers, shrubs and small trees.

**Onward chain:** We are advised that the family home could be offered with no further upward chain. Though this will be confirmed in due course

**Viewings:** In the first instance doing it via the walk-through viewing video, then in person viewing appointment to be arranged by calling Cardwells Estate Agents Bolton on (01204) 381281, emailing bolton@cardwells.co.uk of visiting [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Price:** £240,000

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**Please note: all viewings are by appointment only through our BOLTON Office**

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