



**BAILEY LANE, BREIGHTMET, BL2 5EN**



- 1930's bay fronted semi detached
- Sought after leafy location
- Ideal family home
- 2 reception rooms, 3 bedrooms
- Generous sized plot
- Lovely mature gardens
- Good local amenities
- Viewing highly recommend



**£295,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: bolton@cardwells.co.uk

**BURY**

14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: bury@cardwells.co.uk

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

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A lovely 1930's bay fronted semi-detached house, tucked away in a sought after leafy location, just off Red Lane. The property is a spacious family sized house, set within a generous sized plot, with mature gardens. Bailey Lane is a tree lined street with a variety of attractive individual houses, within close proximity of good schools, shops and other amenities. Viewing is highly recommended to fully appreciate this lovely property. Bolton@cardwells.co.uk 01204 381 281 The accommodation briefly comprises; Double glazed entrance porch, hallway, lounge, separate dining room and a kitchen breakfast room. Upstairs there are three bedrooms and a family bathroom with a white white suite. Outside, there are mature gardens to the front and rear with ample off-street parking. The property also benefits from uPVC double glazing and gas central heating.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance porch:** uPVC double glazed doors and windows, tiled floor.

**Hallway:** uPVC frosted double glazed window side aspect, spindled staircase leading to the landing, radiator, two built in under stairs storage cupboards.

**Lounge:** 13' 7" x 13' 0" (4.14m x 3.96m) uPVC double glazed bay window front aspect, radiator, feature marble fireplace incorporating a living flame gas fire, coving to the ceiling.

**Dining room:** 14' 2" x 12' 5" (4.31m x 3.78m) uPVC double glazed bay window rear garden aspect, radiator.

**Kitchen breakfast room:** 15' 11" x 9' 6" (4.85m x 2.89m) uPVC double glazed bay window side aspect, range of modern fitted wall and base units with complementary work top surfaces, breakfast bar, splashback, built-in double oven, 5 ring gas burner hob, extractor fan above, sink unit with mixer tap, radiator, integrated dishwasher, space for a fridge freezer, uPVC double glazed door side aspect.

**Landing:** uPVC frosted double glazed window side aspect, access to the loft.

**Bedroom 1:** 13' 10" x 12' 0" (4.21m x 3.65m) uPVC double glazed bay window front aspect radiator.

**Bedroom 2:** 12' 0" x 11' 8" (3.65m x 3.55m) uPVC double glazed window rear garden aspect, radiator.

**Bedroom 3:** 7' 9" x 7' 7" (2.36m x 2.31m) uPVC double glazed window front aspect, radiator.

**Bathroom:** 8' 5" x 7' 9" (2.56m x 2.36m) 2 uPVC frosted double glazed windows side and rear aspect, contemporary white suite comprising, bath with mixer tap and a shower, close coupled WC, wash basin with mixer tap inset to a vanity unit, tiled floor, tiling to the walls, chrome plated towel rail, inset spotlights, extractor fan.

**Outside:** There is a gated driveway which provides ample off-street parking. There is a mature laid to lawn garden with plant borders. To the front of the garden there is an additional driveway/garden area which provides further parking. A wooden gate gives access along the side elevation, where you will find a paved patio area. The patio continues along the rear garden. uPVC door leads to an attached storage room.. The main part of the garden is laid to lawn with well stocked and mature with trees and plant displays.

**Parking:** Driveway parking

**Viewings:** All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

**Tenure:** Cardwells estate agents Bolton research shows the property is Leasehold, 990 years from 12 November 1937

**Council tax:** Cardwells estate agents Bolton research shows the property is band C annual charges of £1909

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