



BRANTWOOD DRIVE, BRIGHTMET, BL2 5LX



- Extended three bedroom semi
- Spacious (extended) kitchen
- Generous open plan lounge/diner
- External lean to garden building
- Wet/shower rm, seperate WC
- Garage and driveway parking
- Potential to improve further STPP
- Modern gas combi C.H, wonderful home



Offers in Excess of £192,500

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates



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An extended three bedroom semi detached family home set in a consistently popular residential location with a particularly generously sized kitchen. The family home is within easy reach of popular schools, shops, local countryside, sporting clubs and within an easy reach of both Bolton and Bury town centres. The accommodation on offer briefly comprises: reception hallway, generously sized open planned lounge/diner, spacious fitted kitchen complete with Range style cooker, first floor landing, three bedrooms, separate WC room and a wet/shower room. Externally there is a single garage served by a driveway providing additional private parking, a pretty front garden, a fully enclosed rear garden with a lean to single glazed garden building, which requires rebuilding/renovation. The property benefits from a modern gas combination central heating boiler and is double glazed (with the exclusion of the workshop/garden room). There property has been extended behind the garage to create a bigger kitchen and perhaps the space where the lean to garden building is now could be used as additional living space (subject to planning approval and development etc). There is a great deal to admire and superb potential to do more, in the first instance there is a walk through viewing video available to watch, then a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception hall: 12' 0" x 6' 11" (3.655m x 2.119m) Quality double glazed entrance door opens up into the reception hallway with spindle staircase off to the first floor, superb detailing to the joinery works, under stairs storage space, radiator.

Open plan lounge diner: 23' 10" x 10' 3" (7.265m x 3.135m) uPVC windows to both the front and the rear, lovely timber detailing, two radiators, fitted blinds, insect ceiling spot lighting, matching wall lights and an inset living flame gas fire.

Kitchen: 16' 10" x 11' 6" (5.143m x 3.504m) A very generously sized family friendly kitchen with a comprehensive range of matching: drawers, base, wall and display cabinets, stainless steel sink and drainer with mixer tap over, range style leisure cooker with two ovens, grill. Five ring gas hob and plate warmer with matching extractor above, insect ceiling spot lighting, to UPVC windows to the rear, radiator, quality rear entrance door which leads out onto the garden.

First floor landing: 7' 4" x 7' 0" (2.241m x 2.136m) uPVC window over the stairs, insect ceiling spot lighting.

Master bedroom: 12' 6" x 10' 1" (3.822m x 3.070m) Fitted with an excellent range of matching bedroom furniture providing: drawers, bedside units and wardrobes, uPVC window to the front with fitted blinds, radiator, insect ceiling spot lighting.

Bedroom 2: 11' 0" x 10' 4" (3.350m x 3.149m) A double sized bedroom with uPVC window to the rear, radiator and inset spot lighting.

Bedroom 3: 8' 0" x 6' 3" (2.428m x 1.898m) uPVC window overlooking the rear garden, radiator, inset ceiling spots lighting, new carpet in the winter of 2024.

Shower room: 9' 4" x 6' 8" (2.839m x 2.041m) Measured at maximum points. The room has been designed as a wet/shower room with excellent accessibility options if so required, pedestal wash from basin, shower area, ceramic wall, spot lighting, heated towel rail, uPVC window to the front.

Separate w.c: 4' 8" x 2' 10" (1.410m x 0.875m) A separate WC room with uPVC window to the side.

Garage: 17' 0" x 9' 7" (5.177m x 2.912m) Open over vehicle access door, wall mounted Vaillant gas combination central heating boiler. The garage is served by a driveway providing additional private off-road car parking.

Plot size: The overall approximate plot size extends to around 0.06 of an acre.

Rear garden: The rear garden is fully enclosed and has had the benefit of new fencing in recent times, there is a stone/Golden gravel finish which has easy maintenance and all year round use in mind.

Garden building: 18' 9" x 9' 5" (5.724m x 2.880m) Accessed from a door in the garden there is a lean to garden building/workshop with single glazed windows built on a brick wall which has previously been used as a workshop/hobby room. Perhaps the potential buyers may have alternative plans for this space subject to planning approval if required.

Front garden: The front garden is neatly laid to land with a well tended flower bed around the circumference.

Tenure: Cardwells Estate Agents Bolton pre marketing research indicates that the property is Leasehold with around 939 years remaining from a start date of 2nd April 1965. We understand that the annual ground rent is around £11 per annum.

Bolton council tax: The property is situated in the borough of Bolton and as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is B at an annual cost of around £1,670 per annum.

Flood risk information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having "No Risk" of flooding.

Conservation area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

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