



161 RED LANE, BRIGHTMET, BL2 5HP



- Bay fronted semi detached
- Generous gardens & plot
- Spacious family home 3 bedrooms
- Open plan kitchen dining room
- Guest WC, contemporary shower room
- Excellent local amenities
- Potential to extend further (stpp)
- Viewing highly recommended



Offers in the Region Of £274,950

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates

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A great opportunity to purchase this bay fronted, semi-detached family home, set within a larger than average plot. The property is a prominent elevated position, close to excellent amenities, including schools, shops and transport links. Downstairs you will find a spacious open plan area, incorporating the kitchen dining room and a double glazed conservatory. Upstairs there are three bedrooms and a lovely contemporary shower room. Viewing is highly recommended! To arrange a viewing, please contact Cardwells estate agents Bolton (01204) 381281, bolton@cardwells.co.uk. The spacious accommodation briefly comprises, Entrance hall, guest WC, lounge and an open plan kitchen dining room with a double glazed conservatory. Upstairs there are three bedrooms and a modern shower room. Outside there are generous size gardens to three sides of the property and the driveway which provides ample off-street parking. The property also benefits from uPVC double glazing and gas central heating

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door leading to

Entrance hall: Tiled floor, radiator, staircase to the landing, coving to the ceiling.

Guest wc: Close coupled WC, wash basin with mixer tap, part tiling to the walls, extractor fan.

Lounge: 13' 5" x 12' 10" (4.09m x 3.91m) uPVC double glazed bay window front aspect, radiator, coving to the ceiling.

Open plan kitchen dining room: 20' 0" x 10' 11" (6.09m x 3.32m) uPVC double glazed window rear garden aspect, range of modern fitted wall and base units with complementary worktop surfaces, built in oven and grill, inset induction hob, extractor hood above, ceramic sink unit with mixer tap, integrated fridge freezer, space for a washing machine and a tumble dryer, tiled floor, radiator.

Conservatory: 11' 9" x 8' 9" (3.58m x 2.66m) The conservatory is of brick construction with the rest being the uPVC double glazed, French doors rear garden aspect, radiator, tiled floor.

Landing: uPVC double glazed window side aspect, coving to the ceiling, doors lead to

Bedroom 1: 12' 11" x 12' 11" (3.93m x 3.93m) uPVC double glazed bay window front aspect, radiator, coving to the ceiling.

Bedroom 2: 12' 1" x 11' 1" (3.68m x 3.38m) 2 uPVC double glazed window rear aspect, radiator, coving to the ceiling.

Bedroom 3: 9' 7" x 6' 8" (2.92m x 2.03m) uPVC double glazed window front aspect, radiator, fitted storage cupboard access to the loft.

Shower room: 8' 1" x 7' 6" (2.46m x 2.28m) 2 uPVC frosted double glazed windows rear aspect, contemporary white suite comprising, shower cubicle, wash basin with mixer tap inset to a vanity unit, close coupled WC, heated towel rail, inset spotlights to the ceiling.

Garden: There is a laid to lawn garden and a driveway. To the rear there is a substantial garden with a block paved patio which continues along the side elevation. There is a concrete hard standing area and a gate gives access to the front garden. A gate gives access to an enclosed laid to lawn garden and a raised deck patio.

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, 999 years from 1 November 1946

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

Flood risk information: Cardwells estate agents Bolton research shows the property is in a 'no risk' flood area.

Conservation area: Cardwells estate agents Bolton research shows the property is not in a conservation area.

Thinking of selling or letting in Bolton: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a mortgage: Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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