



Withins Drive, Brightmet, Bolton, BL2 5LF

Offers in the Region Of £199,950

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! A well presented, extended 2 bedroom semi detached true bungalow, with lawned gardens to the front and rear, a driveway and a garage, located on Withins Drive in the Brightmet area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance lobby, a spacious lounge with a feature living flame gas fire and surround, a modern fully fitted kitchen with an integrated microwave, electric oven, gas hob, extractor hood, fridge freezer, washing machine and a dishwasher, 2 double size bedrooms with wardrobes included, a family bathroom with a and a spacious rear garden to the rear. The property does have a sizable loft space that offers the opportunity to develop further into another bedroom or living space. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Leasehold, 927 years left on lease, the ground rent is 6 pounds per annum. An EPC is ordered and will be live on the advert soon. Viewings by appointment only with Bolton Properties.



ACCOMMODATION

Lounge 14' 6" x 13' 5" (4.41m x 4.1m)

A spacious lounge to the front of the property, with a feature living flame gas fire and surround. Decorated in neutral colours with a brown coloured carpet. Plenty of space for modern furniture to fit easily. Fitted with a large double glazed window to the front aspect. Warmed by a gas central heated radiator.

Dining Room 8' 7" x 8' 8" (2.61m x 2.64m)

A good sized dining room, adjacent to the open plan kitchen. Decorated in neutral colours with a brown coloured carpet.

Kitchen 8' 6" x 10' 0" (2.58m x 3.05m)

An open plan, modern kitchen with an integrated fridge freezer, microwave, electric oven, gas hob, washing machine, dishwasher and an extractor hood. Fitted with a double glazed window and entrance door to the rear aspect.

Dining Room 8' 7" x 8' 8" (2.61m x 2.64m)

A good sized dining room adjacent to an open plan kitchen. Decorated in neutral colours with a brown coloured carpet. Warmed by a gas central heated radiator.

Family Bathroom 6' 2" x 6' 1" (1.87m x 1.86m)

A family bathroom with a 3 piece suite, including a vanity basin, toilet and a shower cabinet. Comes with fully tiled walls. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Master bedroom 10' 9" x 10' 4" (3.28m x 3.15m)

A double sized master bedroom to the rear of the property. Comes with fully fitted wardrobes. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 2

A single sized bedroom to the rear of the property. Comes with wardrobes. Decorated in neutral colours with a beige coloured carpet. A pair of double glazed french doors are fitted to the rear aspect. Warmed by a gas central heated radiator.

Rear Garden

A spacious rear garden with mature flower beds, shrubs, bushes, lawns and a greenhouse included.



Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

