



Withins Drive, Breightmet, 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 Breightmet 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.









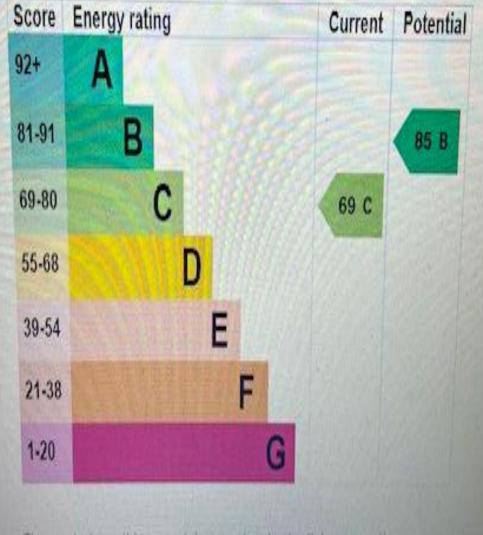


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Energy rating and score

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

See how to improve this property's energy efficiency.



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

MONEY

sale

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.

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