



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Three Bed Semi-Detached Property
- Quiet Cul-De-Sac Location
- One Reception Room
- Kitchen/Diner Plus Utility Porch
- Good-Sized Rear Garden
- Attached Garage & Driveway
- In Need of Modernisation

LANGHOLM DRIVE,
BREIGHTMET

£190,000



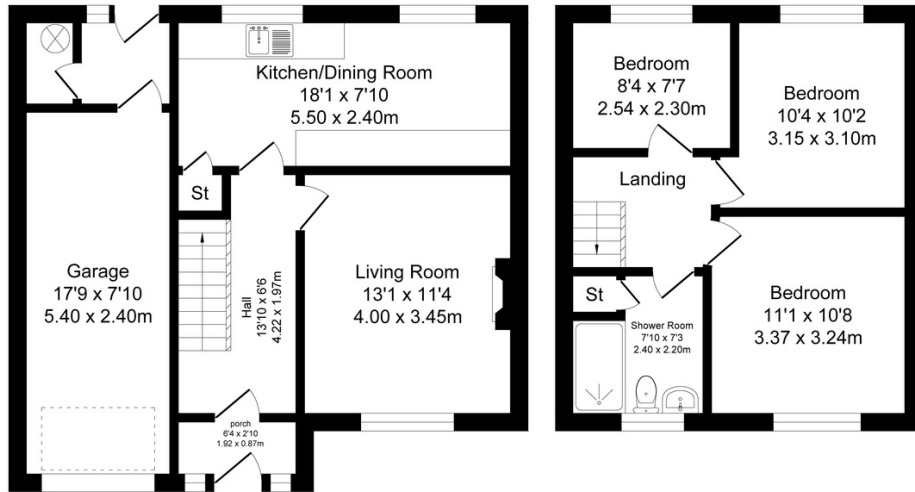
Langholm Drive, Brightmet



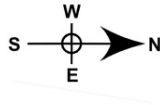
Langholm Drive, Brightmet

Total Approx. Floor Area 1013 Sq.ft. (94.1 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
Approx. Floor Area 621 Sq.Ft (57.7 Sq.M.)



First Floor
Approx. Floor Area 392 Sq.Ft (36.4 Sq.M.)



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

If one is searching for a property brimming with potential, into which one can infuse their own taste and style to create their perfect home, then this three bed semi-detached residence could be the ideal canvas. The good-sized accommodation is in need of refurbishment, yet for those with a little bit of vision and enthusiasm for a project, this property could be an exciting investment opportunity to create a home to their individual specification and requirements.

The property is located within a quiet residential cul-de-sac, providing a safe environment for those with little ones to consider, whilst also being extremely convenient, within easy reach of a host of independent shops, supermarkets and amenities within the Brightmet district, whilst the bustling town centre of Bolton is accessible in just a few minutes by car, which offers its own diverse range of high street stores, bars and eateries. One can also take full advantage of a number of pretty recreational areas nearby, including New House Farm and Leverhulme Park, where the youngest members of the family can burn off their energy or the adults may wish to enjoy an evening stroll with the dogs to relax away the stresses of the day.

The property itself affords in excess of 1,010 square feet of accommodation in total, entering via the welcoming entrance hallway with its panelled staircase to the first floor, before proceeding through into the 13' lounge, which enjoys a great deal of natural light from the front-facing window, as well as benefitting from a feature fireplace with inset coal-effect, living flame gas fire. The generously-proportioned 18' kitchen/diner overlooks the rear garden and one may wish to install French doors as part of their list of works to enable direct access; being fitted with a range of beech-effect wall and base units with contrasting laminated work surfaces, whilst there is a handy off-lying utility porch and storage area for those everyday essentials.

Up on the first floor, the landing provides access to the three bedrooms - two doubles and a good-sized single, as well as the family shower room, which is fitted with a three piece suite in white, comprising of WC, pedestal wash hand basin and over-sized, walk-in shower cubicle.

The property does benefit from the installation of uPVC double glazed windows and a gas central heating system, including a modern combination boiler.

Externally, the block-paved frontage provides plenty of off-road parking facilities, as well as access to the attached single garage with electrically-operated door, whilst there is a sizeable garden to the rear, which is mainly laid to lawn and enjoys an excellent degree of privacy.

Available with the added benefit of no onward chain, we would highly recommend a swift appointment to view to avoid missing out on this superb opportunity.



REDPATH LEACH

ESTATE AGENTS



@redpathleach



@redpathleach



enquiries@redpathleach.co.uk



www.redpathleach.co.uk



01204 800292



17-19 Chorley New Road, Bolton, BL1 4QR