



35 Brantwood Drive, Bolton, BL2 5LX
Offers Over £200,000

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A great opportunity to purchase a well presented three bedroom semi-detached family home, situated in a sought-after area of Bolton. Located within easy reach of local amenities including Brightmet Retail Park with good transport links to both Bolton , Bury and even Manchester accessed by the metro link in nearby Radcliffe.

The nearby Red Lane Primary School, received a "Good" rating from Ofsted in 2023.

The property briefly comprises of; Entrance porch, hallway, two reception rooms, modern fitted kitchen and conservatory. To the first floor there are three bedrooms, all with stylish fitted wardrobes, contemporary bathroom and a separate W/C.

Externally, the property benefits from gardens to front and rear, driveway allowing ample off-road parking and an extended 25ft garage for additional storage or possible workshop. **EARLY VIEWING HIGHLY RECOMMENDED**

ENTRANCE PORCH

Access is via UPVC double glazed door, door to entrance hall.

HALLWAY 13'1" x 6'5" (3.99m x 1.98m)

Doors to lounge and kitchen, open stairs leading to first floor, radiator.

LOUNGE 13'9" x 11'5" (4.2m x 3.50m)

UPVC double glazed window to front aspect, radiator, open to dining room. Living flame gas fire to marble surround.

DINING ROOM 10'5" x 9'4" (3.20m x 2.87m)

Radiator, UPVC double glazed patio doors to conservatory.

CONSERVATORY 9'9" x 7'10" (2.98m x 2.39m)

French doors giving access to rear patio.

KITCHEN 11'11" x 7'11" (3.64m x 2.43m)

Fitted with a range of wall and base units with built in double oven, gas hob and hood extractor fan. UPVC double glazed window and door leading to rear garden, radiator.

STAIRS LANDING

Storage cupboard to the bottom of the stairs, doors to all bedrooms, bathroom, w/c, loft access.

BEDROOM ONE 12'3" x 11'4" (3.75m x 3.47m)

UPVC double glazed window to front aspect, radiator, modern fitted wardrobes with sliding doors.

BEDROOM TWO 11'1" x 10'5" (3.39m x 3.19m)

UPVC double glazed window to rear aspect, radiator, modern fitted wardrobes with sliding doors.

BEDROOM THREE 8'0" x 6'9" (2.44m x 2.07m)

UPVC double glazed window to rear aspect, radiator, modern fitted wardrobes.

BATHROOM 7'1" x 5'6" (2.16m x 1.69m)

Panelled bath with electric shower over, fixed shower screen, hand wash basin to vanity unit, door to airing cupboard. Fully tiled walls and floor. UPVC double glazed window to front aspect, chrome vertical radiator.

TOILET

UPVC double glazed window to side aspect, toilet.

EXTERIOR FRONT

Imprinted grey footpath leading to front door, raised beds with decorative stone. Separate imprinted driveway leading to a long detached garage. Timber gate giving access to rear garden.

EXTERIOR REAR

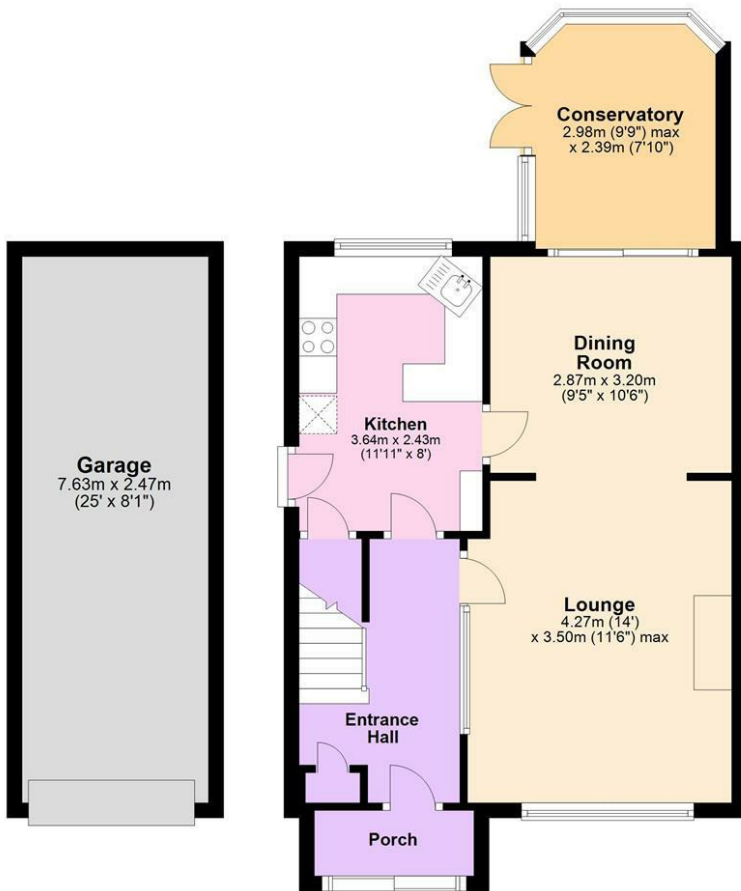
Low maintenance garden with paved patios and established shrubs and trees to borders.

GARAGE 25'0" x 8'1" (7.63m x 2.47m)

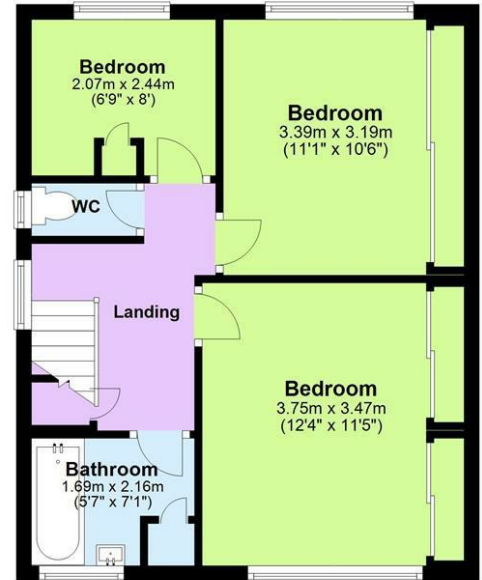
Up and over door, power and light.

Floor Plan

Ground Floor

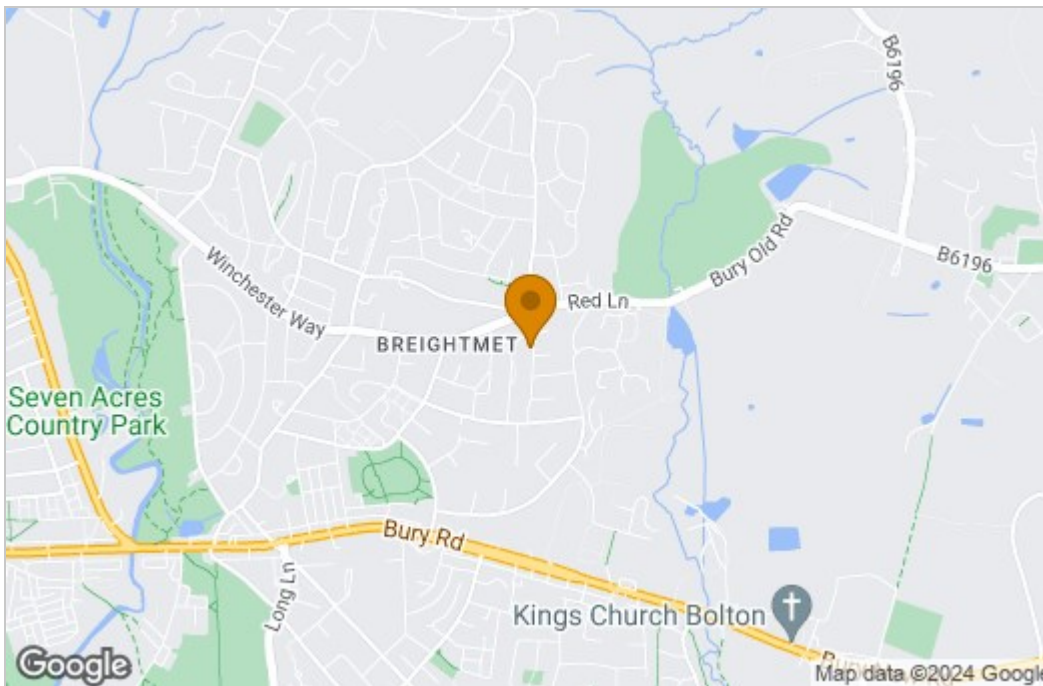


First Floor



Total area: approx. 110.5 sq. metres (1189.9 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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