





Offers In Excess Of £250,000

235 Brightmet Fold Lane

Bolton

BL2 5NB

EPC Rating 'TBC'



STEP INSIDE

Welcome to this delightful property that offers a perfect blend of comfort, convenience and potential to extend. Nestled in a peaceful neighbourhood, this home offers a side entrance that leads you through a porch and into a welcoming hallway. From here, you'll find easy access to all rooms of this lovely home.

The layout is designed, granting entry from the hallway into both generously sized bedrooms, shower room and the lounge/diner thoughtfully positioned to the front aspect allowing for plenty of natural light, creating an inviting space for relaxation and entertainment.

Both double bedrooms offer ample space for furnishings and overlook the rear garden. Bedroom One benefits from a range of built in wardrobes and a dressing table.



Step into the shower room, where you'll find a convenient walk in shower complete with a glass screen. The room also features a contemporary wash basin and WC, neatly enclosed within a vanity unit for functionality. The walls are decorated with partial tiling, perfectly complementing the room. For your comfort, a radiator is thoughtfully installed, ensuring a cozy atmosphere even during cooler seasons. Natural light gently filters through the frosted double glazed window maintaining both privacy and brightness. The practical vinyl flooring offers a seamless blend of functionality and aesthetics, completing the well-appointed shower room.



The kitchen, conveniently located to the side, gives you side access to both the rear and front gardens. This arrangement not only provides easy access to outdoor spaces but also ensures a seamless indoor outdoor living experience. The kitchen presents a range of wooden wall and

base units grace the space, providing storage to keep your culinary essentials organised and easily accessible. The units are complemented by worktops ideal for food preparation. Equipped with facilities, the kitchen boasts a built-in electric oven and hob, plumbed and designated space for a washing machine, a radiator and tiled flooring. A dedicated space for a fridge/freezer caters to your fresh storage requirements, while a double glazed window invites natural light to fill the room.

The well maintained, established gardens offer a picturesque setting, providing a serene oasis for relaxation, gardening and outdoor activities.

One of the standout features of this property is the expansive loft space, packed with untapped potential. With ample square footage, this loft presents an exciting opportunity for future expansion, perhaps adding extra bedrooms, a studio, or a play area, all subject to the necessary planning permissions.

Additional features include a single garage, perfect for storage or housing hobbies and a block paved driveway that guarantees hassle-free off road parking for your vehicles.

In summary, this property presents a unique opportunity to acquire a home that offers

immediate comfort as well as the potential to create your dream living space. With its thoughtful layout, well-maintained gardens, and versatile loft, this residence truly stands as a canvas for your imagination to unfold.

Leasehold Property
26 November 1965
999 years from 26 November 1965
£10 per year
Council Tax - C
EPC Rating (TBC)

LOCATION

Indulge in the ultimate blend of convenience and natural beauty with this exceptional opportunity. Situated in a prime location, this property offers you a gateway to the best of both urban accessibility and serene countryside charm. Nestled just moments away from the renowned Leverhulme Park and with seamless access to the lively hubs of Bolton, Bury, and Manchester via both rail and road, your living experience here promises the perfect fusion of convenience and tranquillity.

Step into your hiking boots and set out to discover rural walks nearby. Immerse yourself in leisurely rural walks, taking in the countryside air while being captivated by the expanse of greenery surrounding at the ever popular Leverhulme Park.

Commuting is a breeze from this strategically located property, as excellent public transport options are at your fingertips. A mere short stroll away, a well-connected bus route awaits, providing effortless access for those seeking to journey into the vibrant hubs of Bury or Manchester.

Embrace the convenience of everyday living with a variety of essential amenities in close proximity. The property enjoys easy reach to well-established shopping options including Home Bargains, Aldi, and Iceland, ensuring your grocery needs are effortlessly met. Moreover, a range of convenient establishments such as a doctors' clinic and a dentist's office are just around the corner, enhancing the ease and comfort of your daily life.

Education is a paramount consideration and you'll be pleased to find schooling options at both the Primary and Secondary School levels, conveniently located just a short distance from the property. This ensures that the educational needs of your family are well-catered for, adding another layer of appeal to this already remarkable offering.



Tenure: Leasehold

Council Tax Band: C

Local Authority: Bolton Metropolitan Borough Council



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements