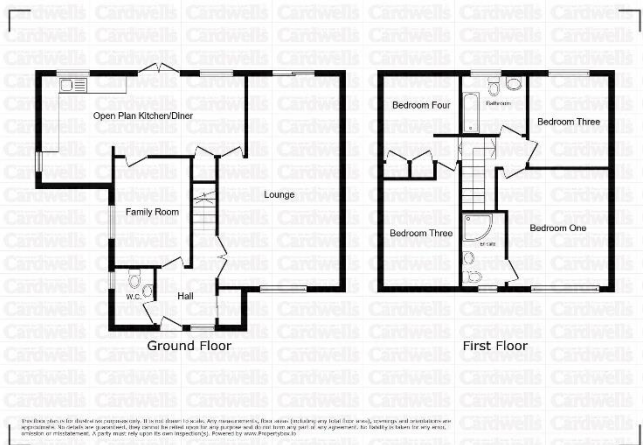
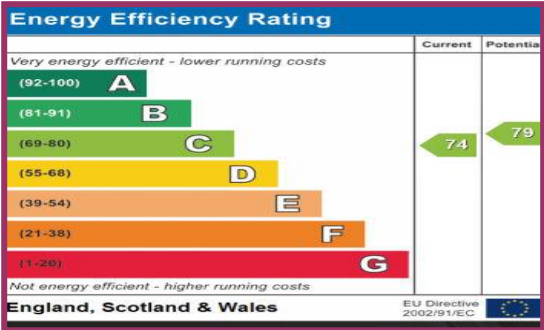
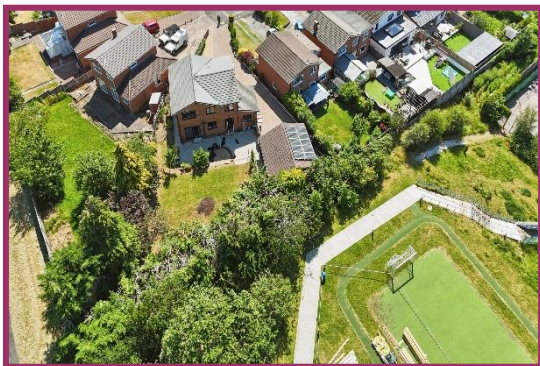


Bolton council tax:
The property is located in the borough of Bolton and the Council tax band rating is D with an approximate annual cost of around £2,400.

Energy performance certificate:
The energy performance certificate energy rating is C and the certificate is valid until the 7th of July 2036.



Disclaimer:
This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd



KILBRIDE AVENUE – BRIGHTMET – £395,000

A most impressive, freehold, extended detached family home positioned in a private corner plot which extends to around 0.17 of an acre enjoying family friendly gardens, superb space for entertaining and importantly, a detached double garage and driveway which provides private off-road car parking for around 7 to 9 cars. This type of parking facility is rare so vehicle enthusiasts, and families with multiple vehicles may need to take particular note

Positioned towards the head of a cul-de-sac there is little passing traffic, whilst popular schools such as SS Osmund and Andrews RC primary School and Blackshaw Primary School are each within walking distance. There is beautiful countryside nearby ready to be explored on foot or bike, while superb restaurants, popular shops and highly regarded restaurants and sporting facilities are all within easy reach. The town centres of Bolton, Bury and Whitefield are within a relatively short commute. The property enjoys a strong energy performance certificate rating of C which is aided by the 10 solar panel (2.5kwh) system that in addition to the usage the property enjoys, may also enjoy circa £600 of approximate income. The panels are fitted to the garage roof and we understand a new inverter was installed approx 2021. The overall approximate property square foot extends to around 1377/128 m² and enjoys accommodation which briefly comprises: reception hallway, ground floor guest WC/powder room, a seven meter long living room, separate family room, open plan kitchen diner with patio doors off to the rear garden, first floor landing, Fitted master bedroom with en suite shower room, three additional bedrooms and a white family bathroom suite. Externally, there is the detached garage with electric roller shutter vehicle access door and the substantial driveway parking, lovely rear garden with generous patio perfect for children to play.

The family home benefits from uPVC double glazing, gas central heating, a security alarm system, LED lighting, CCTV and in our opinion all that is on offer can only be fully appreciated via a personal inspection. In the first instance there is a walk-through viewing video available to watch and then a personal viewing can be arranged by calling; Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwell.co.uk or visiting: www.cardwells.co.uk

BOLTON 11 Institute St, Bolton, BL1 1PZ T: 01204 381 281 E: bolton@cardwells.co.uk	BURY 14 Market St, Bury, BL9 0AJ T: 0161 761 1215 E: bury@cardwells.co.uk	LETTINGS & MANAGEMENT 11 Institute St, Bolton, BL1 1PZ T: 01204 381 281 E: lettings@cardwells.co.uk
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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Overall approximate floor area:

The overall approximate floor area is around 128 meters²/1,377 ft.²

Reception hallway: 11' 2" x 7' 1" (3.410m x 2.166m)

Measured at maximum points, built-in storage area, wood flooring, radiator, spot lighting.

Guest WC/powder room: 6' 4" x 4' 7" (1.934m x 1.389m)

A two-piece white suite comprising: dual WC and wash hand basin, uPVC window to the side, towel rail.

Family room: 12' 5" x 8' 0" (3.794m x 2.428m)

uPVC window to side, radiator, spot lighting, door off into the kitchen.

Living room: 24' 2" x 13' 11" (7.369m x 4.249m)

Measured at maximum points. uPVC window to the front, sliding uPVC patio doors open onto patio to the rear garden, radiator. Modern electric living fireplace.



Detached double garage: 19' 5" x 19' 6" (5.914m x 5.943m)

Electric double roller vehicle access door to the front, uPVC pedestrian door, power lighting, water supply, alarmed. The large double garage is served by a significant driveway which has comfortably served 7 vehicles of varying size regularly with space remaining for guest parking so may accommodate 8/9 with a suitable configuration. There is an electrical vehicle charging point included in the sale.

Rear garden:

There is a wonderful enclosed family friendly garden was large patio area, generous lawn, the garden extends to the side of the property, and a further section to the side of double garage, the gardens are enclosed by mature trees and shrubs which enhance the privacy. This is a wonderful garden for children to play, entertaining and private relaxation.



Tenure:

The freehold of the property is being sold, as well as the leasehold title.

Solar panels:

We are advised that there is a 2.5 kWh solar panel system with 10 x 250 watt solar panels that was installed around 2014 on the garage roof, we are told that a new inverter was installed in around 2021. In addition to the usage by the property of the electricity generated it is estimated that the potential income is around £600 a year for the current owners.

Open plan kitchen diner: 23' 7" x 12' 4" (7.184m x 3.764m)

Measure maximum points. A professionally fitted kitchen with quality range of matching: drawers, base and wall cabinets, double oven grill, electric hob, stainless steel sink and drainer with mixer tap over, 2 uPVC windows each overlooking the rear garden, frosted uPVC window to side elevation/driveway, double uPVC patio doors which open out onto the rear garden patio, tall feature radiator, ceiling spot lighting, built-in storage space.

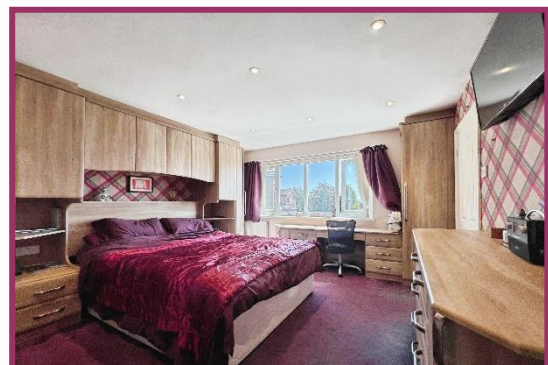


First floor landing:

At the head of the stairs, you can turn right to bedrooms one and two and the family bathroom and the left two bedrooms three and four, 2 loft access points.

Master bedroom: 13' 6" x 12' 4" (4.117m x 3.760m)

A professionally fitted bedroom with a stylish range of professionally fitted furniture providing wardrobes, storage space, display shelving, bedside, bridging cabinets, dressing area, uPVC window to the front with fitted blind, LED dimmable spot lighting. 2 radiators.



En suite: 12' 5" x 8' 0" (3.794m x 2.428m)
 Generous shower enclosure with both handheld and overhead shower options, white WC and matching wash basin with built under storage space and matching wall storage cabinets, towel rail, uPVC windows to the front.



Bedroom 2: 10' 6" x 9' 5" (3.208m x 2.881m)
 uPVC window to the rear which enjoys the aspect over the garden and fabulous views beyond, radiator, LED spot lighting



Bedroom 3: 14' 1" x 8' 4" (4.302m x 2.541m)
 Measured at maximum points, uPVC window to front with blinds, radiator.



Bedroom 4: 8' 8" x 9' 9" (2.630m x 2.979m)
 Measured to the front of the fitted storage space which contains the gas central heating boiler, uPVC window to the rear overlooking the garden, radiator.



Family bathroom: 7' 7" x 6' 8" (2.316m x 2.042m)
 Family bathroom suite comprising: P shaped bath with shower over and fitted glass shower screen, matching wash and basin and WC with built in storage space, ceramic wall tiling, window, heated towel rail. Wall cupboard.