



Long Lane, Brightmet, Bolton

Offers in Region of £220,000

Miller Metcalfe
Every step of the way

95 Long Lane

Bolton

This well presented three-bedroom semi-detached house offers ready to move into flexible living space, making it an ideal choice for families and professionals alike. The extended freehold property offers spacious accommodation perfectly suited to modern lifestyles. Upon entering, you are greeted by a welcoming hallway that leads to a generous spacious lounge with a large bay window to the front aspect looking down upon extensive parklands and playing fields. An archway flows in to the dining room with sliding doors onto the rear garden/patio. With abundant natural light and a comfortable layout, the property easily lends itself to relaxation or entertaining guests. The surprisingly large kitchen has lots of work surface space and cupboard storage. As well as Neff gas hob and an electric oven, it also has an additional wall mounted roasting oven by Seimens. With space for a washing machine, dishwasher, and an integrated fridge freezer the kitchen dining area is perfect for family meals or social gatherings. Upstairs, there are three well-proportioned bedrooms two having fitted wardrobes each offering a peaceful retreat and ample storage space. The third room is currently used as an office / study but also easily accommodates a single bed. The bathroom has a separate shower cubicle with quality fixtures and a separate w/c. The double glazing and gas central heating throughout ensures year round comfort and efficiency. A private driveway provides off-road parking, while the detached garage offers further secure storage or workshop options. As well as the rolling green space and local sports facilities, this highly popular location is known for its excellent local amenities, reputable schools, and convenient transport links. Early viewing is highly recommended to fully appreciate the generous accommodation on offer.

Council Tax band: C

Tenure: Freehold

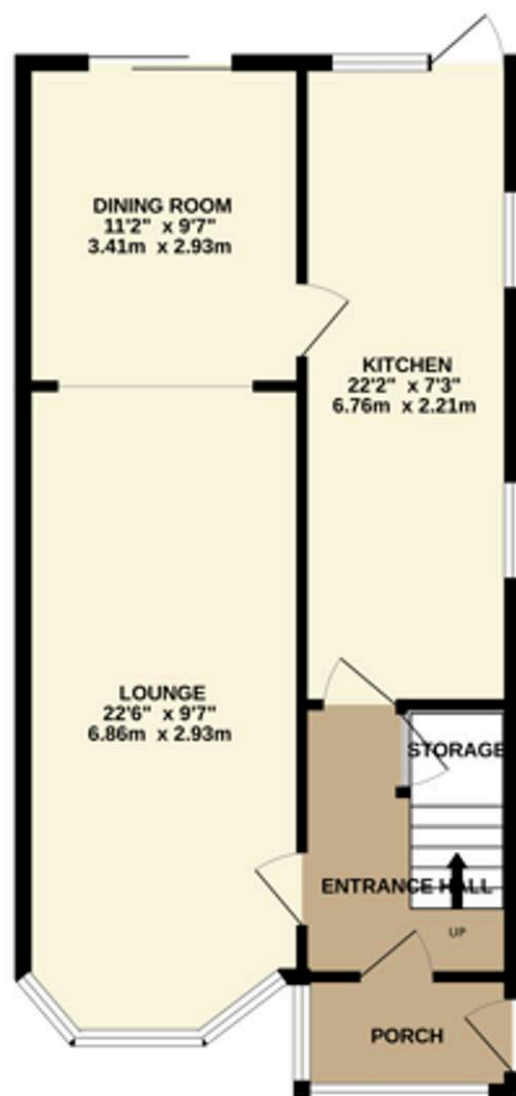
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

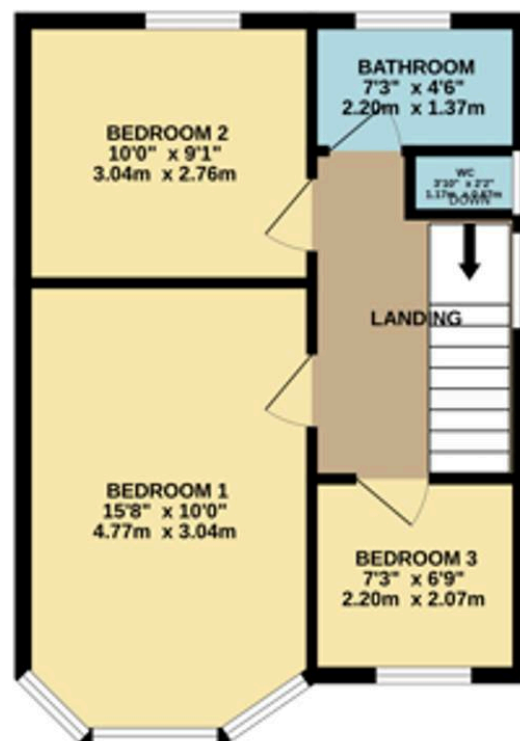




GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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