



Crossdale Road, Brightonmet
£182,950

Miller Metcalfe
Every step of the way

96 Crossdale Road

Breightmet, Bolton

Situated on the ever-popular Crossdale Road in Breightmet, this beautifully presented three-bedroom family home offers stylish, modern living throughout and is ideal for first-time buyers, growing families, or those looking to simply move straight in.

The property welcomes you with a bright entrance hall featuring a useful built-in storage cupboard, leading through to a spacious open-plan lounge and dining area that provides an excellent space for both everyday family life and entertaining. The contemporary fitted kitchen, installed just three years ago, offers a range of modern units, quality work surfaces and ample storage, creating a practical and attractive heart of the home.

To the first floor are three well-proportioned bedrooms, all presented to a high standard, along with a modern family bathroom finished with contemporary fixtures and fittings.

Externally, the property benefits from a driveway providing off-road parking for two vehicles. To the rear is a superb low-maintenance garden, thoughtfully landscaped with porcelain tiled patio areas, a decked seating space and an attractive pergola, making it the perfect setting for relaxing or entertaining during the warmer months. A brick-built storage room with power, lighting and plumbing offers excellent versatility and could easily be utilised as a utility room, workshop or additional storage space.

Located within easy reach of local schools, shops, transport links and everyday amenities, this fantastic home combines modern interiors with practical outdoor space in a highly convenient location. Early viewing is highly recommended to fully appreciate everything this property has to offer.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating:

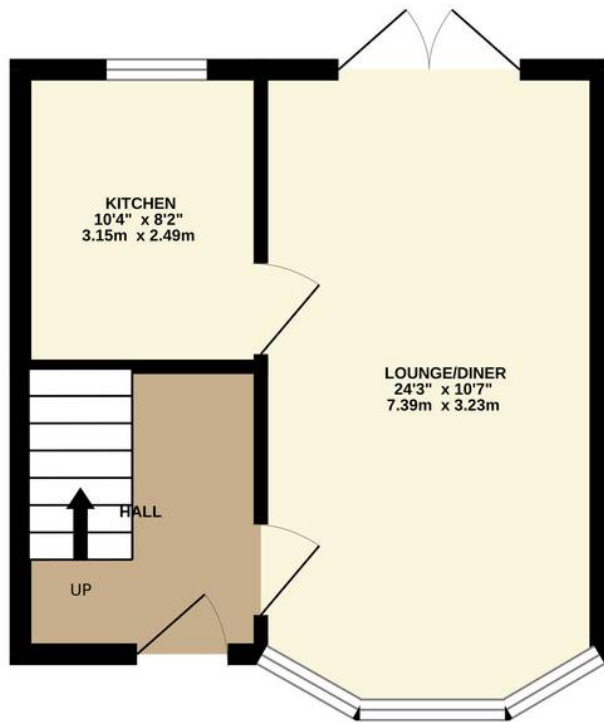
EPC Environmental Impact Rating:



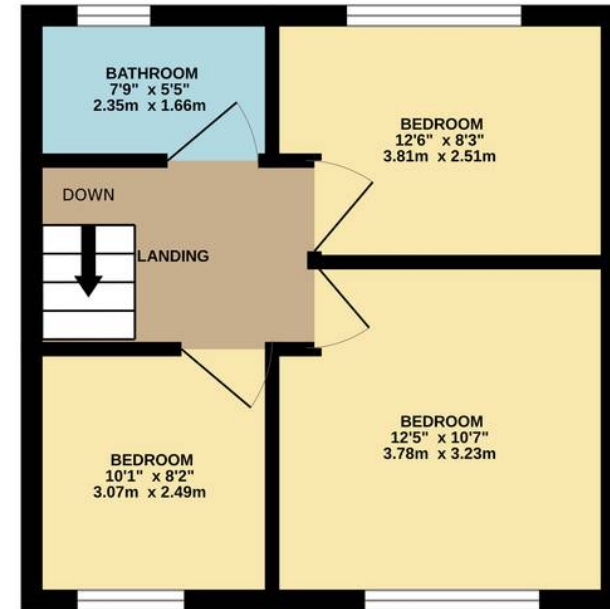




GROUND FLOOR
260 sq.ft. (24.2 sq.m.) approx.



1ST FLOOR
250 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA : 510 sq.ft. (47.4 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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