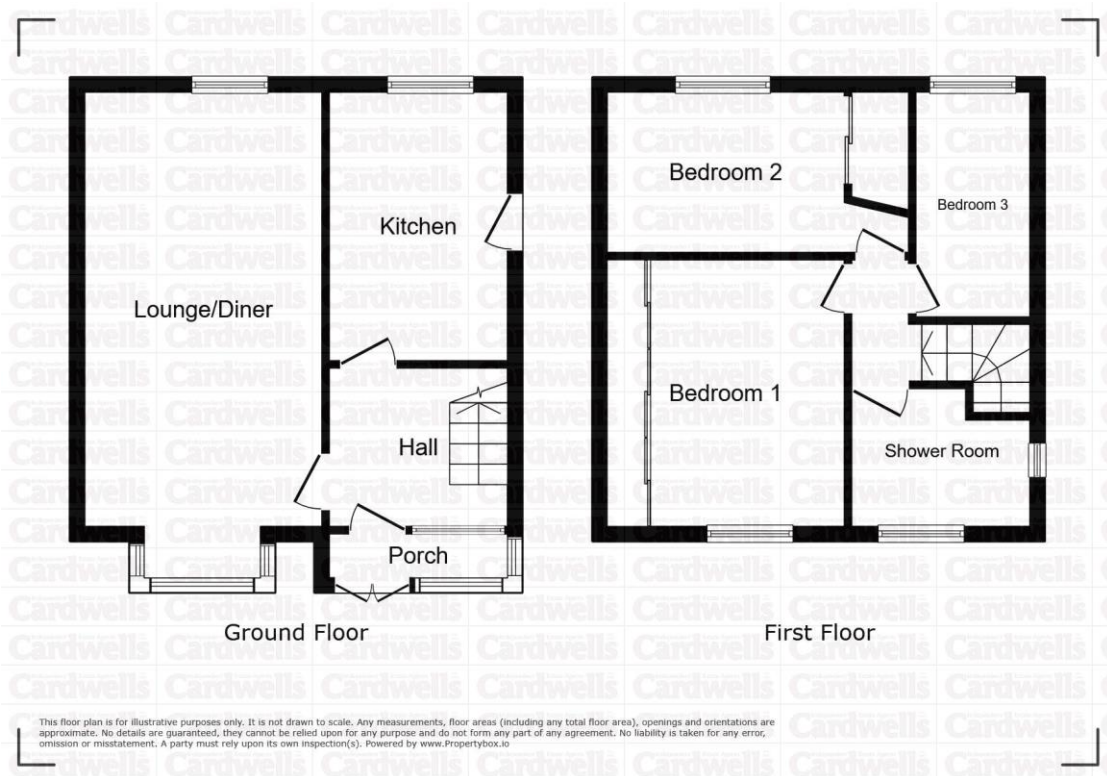


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BREIGHTMET DRIVE, BREIGHTMET, BL2 6EH



- 3 bedroom semi detached
- Popular & convenient location
- Good local amenities
- Delightful garden
- Generous sized driveway
- Ideal 1st time or family home
- Easy reach of Town centre
- Close to Leverhulme park



£239,950

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

Incorporating: Wright Dickson & Catlow, WDC Estates



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Situated in a well-established residential area, this lovely home offers a fantastic opportunity for a wide range of buyers, including first-time purchasers, growing families and those looking to downsize without compromising on convenience. The property provides bright and well-proportioned accommodation throughout, with a welcoming atmosphere from the moment you step inside. The living space is designed to cater for modern day living, offering a comfortable setting for both relaxing and entertaining. The kitchen is practical and functional, providing ample space for everyday family life. Upstairs, the property offers three generously sized bedrooms and a modern shower room, creating flexible accommodation to suit a variety of needs. Externally, the home benefits from a generous sized driveway and a delightful mature garden to the rear. Conveniently positioned close to local shops, schools, transport links and Leverhulme park, the property combines suburban comfort with excellent accessibility. Bolton town centre is within easy reach, while nearby road networks make commuting straightforward. Offering space, practicality and a popular location, Brightmet Drive presents an excellent opportunity to acquire a home with broad appeal in a popular part of Bolton. The accommodation briefly comprises double glazed entrance porch, hallway, lounge/dining room and the kitchen. Upstairs there are three good sized bedrooms and a bathroom with a modern white suite. Outside there is a double width gravel driveway providing off street parking. There is a generous sized mature garden to the rear. The property also benefits from UPVC double glazing and gas central heating. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway: UPVC double glazed entrance porch into the hallway with UPVC double glazed door and window to the front aspect, radiator, staircase to the landing, coving to the ceiling.

Lounge dining room: 22' 0" x 10' 9" (6.70m x 3.27m) UPVC double glazed bay window to the front aspect incorporating plantation shutters, radiator below, UPVC double glazed French doors to the rear garden aspect, feature open cast-iron fireplace, coving to the ceiling.

Kitchen: 12' 2" x 8' 1" (3.71m x 2.46m) UPVC double glazed window and door rear aspect. Range of modern fitted wall and base units with complementary work surfaces and tiled splashbacks, sink units with mixer tap, built-in 'Neff' oven and a Neff induction hob, concealed extractor hood above, radiator, space and plumbing for a washing machine, space for a dishwasher, space for a fridge, radiator.

Landing: UPVC frosted double glazed window to the side aspect, access to the loft.

Bedroom One: 11' 7" x 9' 0" (3.53m x 2.74m) UPVC double glazed window to the front aspect, radiator below, modern fitted wardrobes.

Bedroom Two: 7' 2" x 13' 0" (2.18m x 3.96m) UPVC double glazed window to the rear aspect, radiator below, coving to the ceiling.

Bedroom Three: 9' 2" x 9' 2" (2.79m x 2.79m) UPVC double glazed window to the rear aspect, radiator below, modern fitted wardrobes.

Bathroom: 2 UPVC frosted double glazed windows to the front aspect, contemporary white suite comprising, shower cubicle, close coupled WC, wash hand basin with mixer tap, part tiling to the walls, chrome plated towel rail.

Outside: There is a double width gravelled driveway to the front with feature plant and floral displays. A gate gives access along the side elevation. To the rear there is a paved patio which continues along the side elevation. Steps lead down to the larger part of the garden, which is mostly laid to lawn and is well stocked with trees, plants and floral displays.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

Total area: The overall approximate floor area is around 70 square metres.

Flood risk information: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Council tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1866

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 January 1923

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

Thinking of selling or letting: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a mortgage: Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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