



54 Brighton Avenue, Bolton
£230,000

Miller Metcalfe
Every step of the way

54 Brighton Avenue

Bolton, Bolton

Well-Appointed Three Bedroom Home | Rear Extension | Available Immediately With No Onward Chain

Looking for an extended and spacious home with excellent potential to make your own? This well-kept property on Brighton Avenue has been a much-loved family home for many years and now presents a rare and exciting opportunity for a buyer to truly put their own stamp on it. While the property is dated in parts and would benefit from some modernisation, it offers outstanding potential to improve and personalise. Extended many years ago, the home now benefits from two separate reception rooms along with a bright and airy kitchen. We believe it would make a smart purchase for a growing family seeking space, convenience and long-term potential. There is also genuine scope to extend further, subject to the necessary building regulations and planning permissions. Brighton Avenue is a quiet and well-regarded residential location in Smithills, accessible from Chorley Old Road. A wide range of excellent amenities are close by, including local shops, popular schools, leisure facilities and supermarkets. The accommodation briefly comprises an entrance porch leading into a welcoming hallway. To the front is a bright reception room filled with natural light, while a second reception room sits adjacent and leads through to the extended kitchen, which features a range of fitted base and eye-level units. Stairs lead to the first floor where you will find two double bedrooms, a single bedroom and a fitted bathroom that has recently been converted into a practical wet room. Externally, the property offers a driveway to the front providing off-road parking for one vehicle. To the rear is a well-maintained garden with a lawned area, which becomes a real sun trap during the summer months.

Council Tax band: C

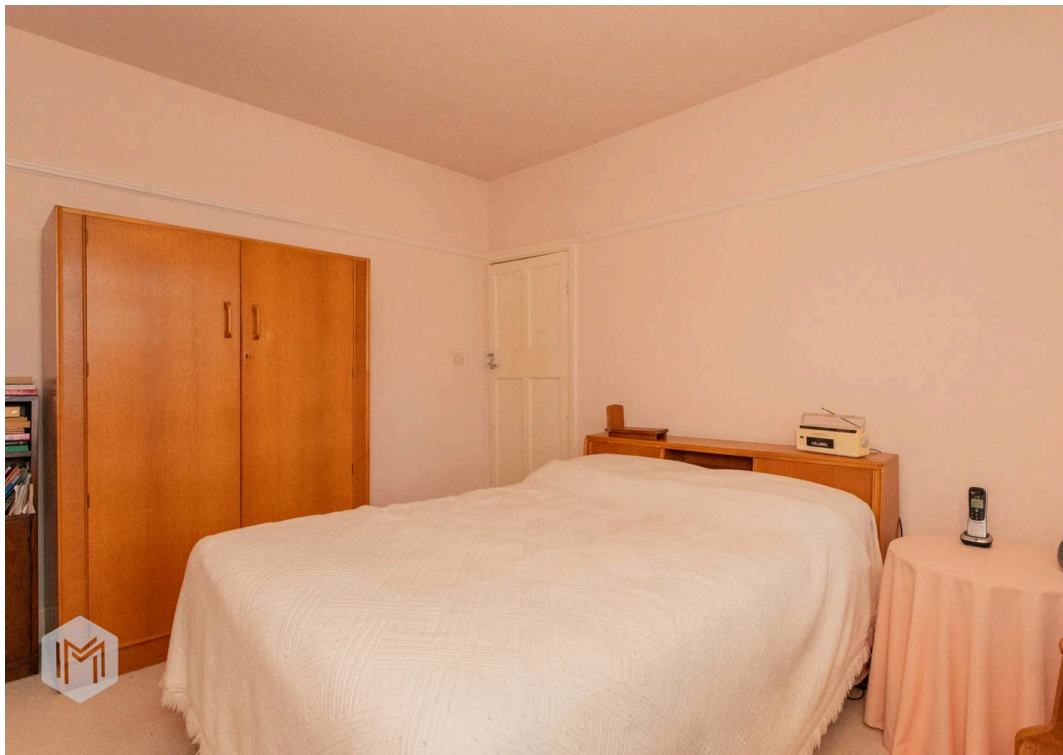
Tenure: Leasehold

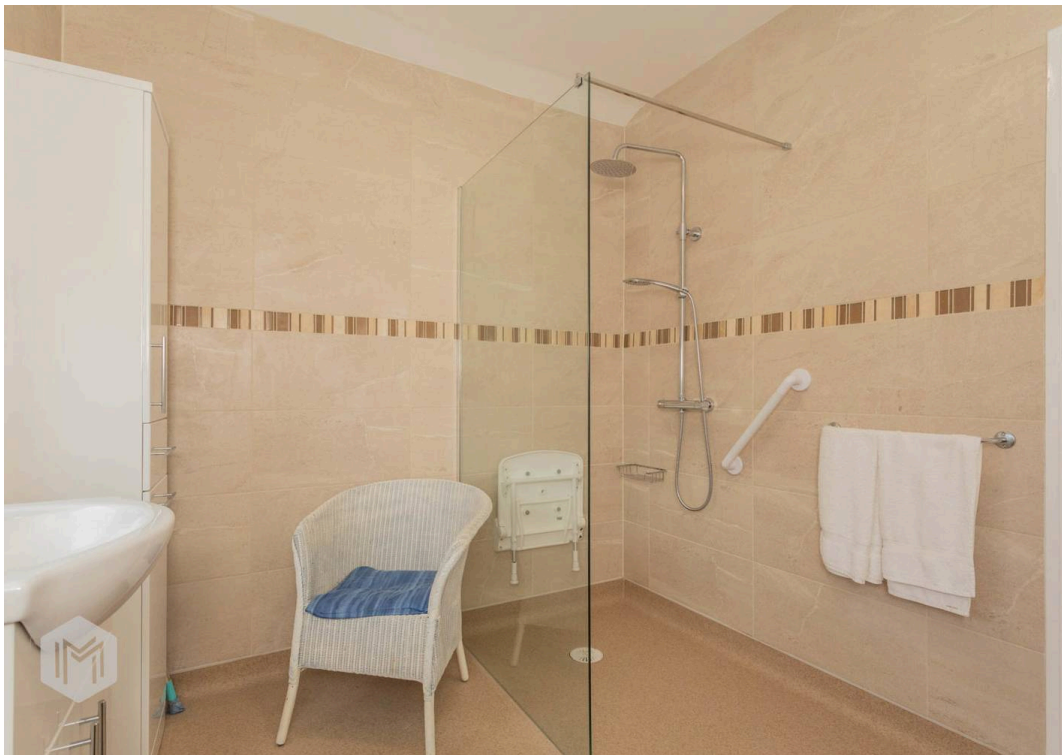
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

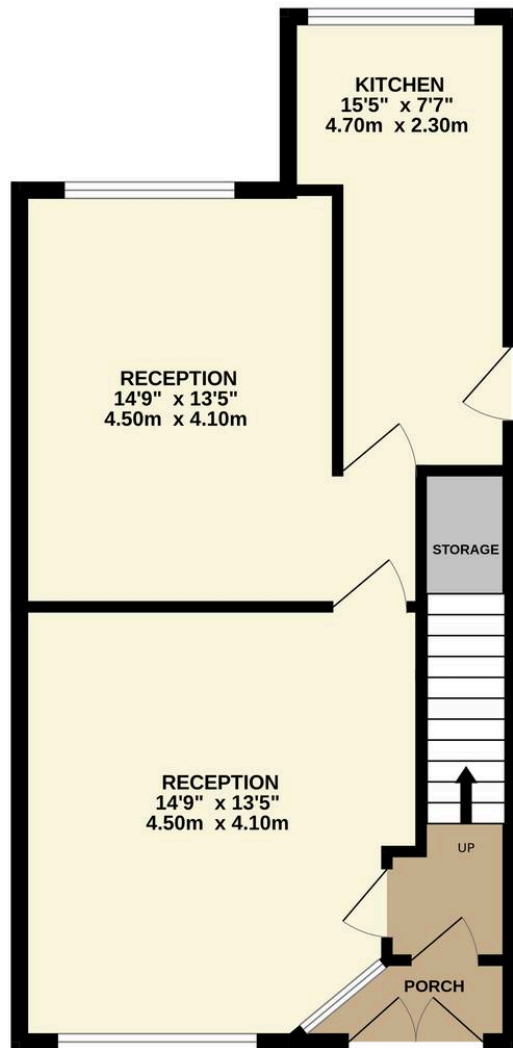




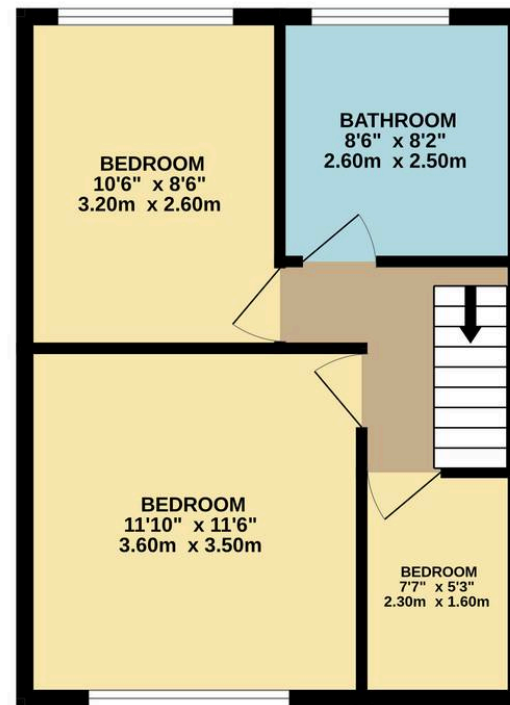




GROUND FLOOR
531 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.5 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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Bolton

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