



Brightmet Fold Lane, Bolton

Offers Over £220,000

Miller Metcalfe
Every step of the way

Brightmet Fold Lane

Bolton

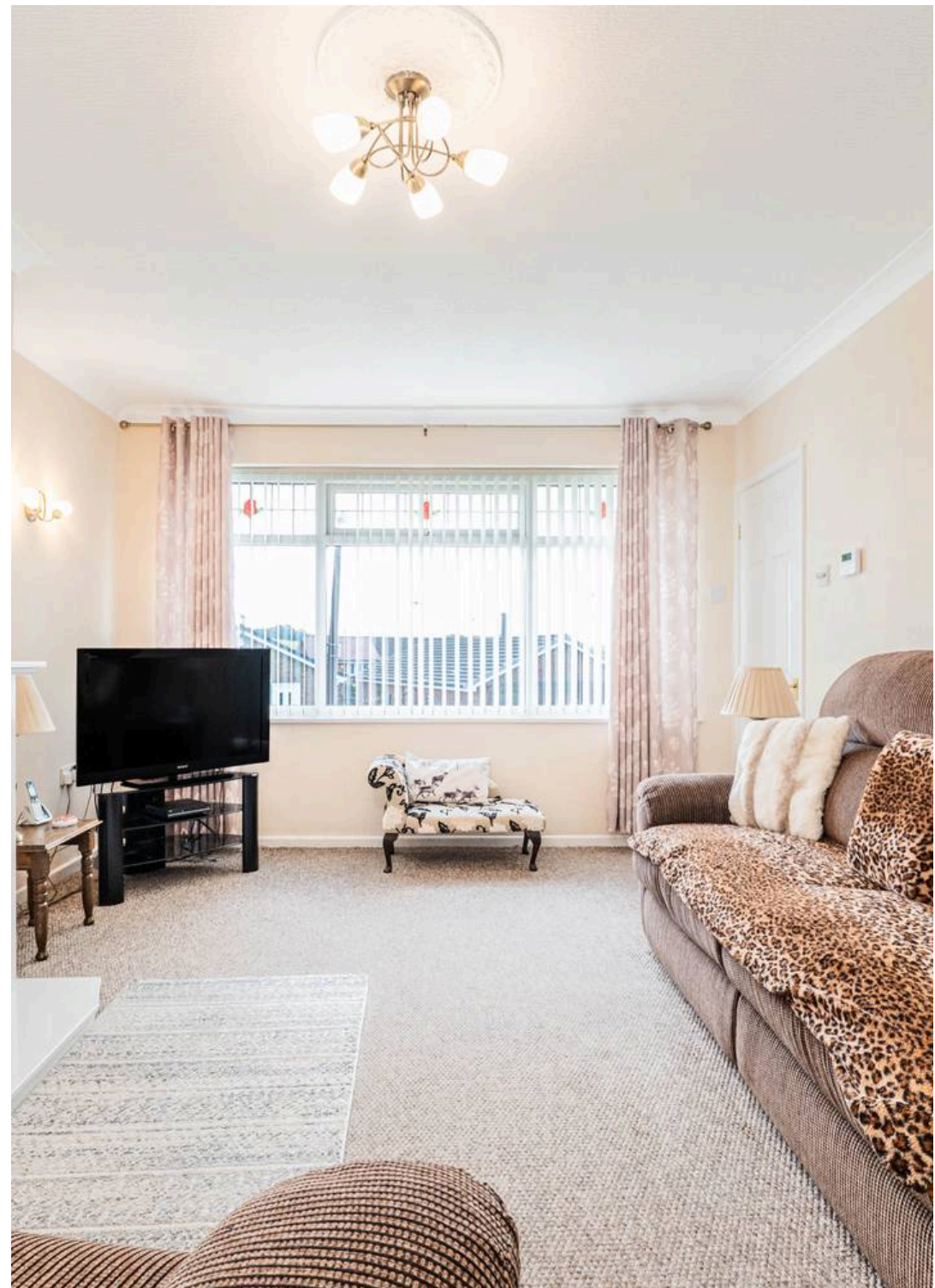
This well-presented two bedroom semi detached bungalow is ideally situated in a sought-after residential area, offering spacious and versatile accommodation that is perfect for a variety of purchasers. Available with no onward chain, the property provides an excellent opportunity for those seeking a straightforward and stress-free move. Upon entering, you are greeted by a welcoming hallway that leads to a generously proportioned living room, featuring ample natural light and a comfortable setting for relaxing or entertaining. The kitchen is well equipped and offers plenty of storage and worktop space, making it ideal for preparing meals and dining with family or friends. Both bedrooms are of a good size, with the principal bedroom benefiting from fitted wardrobes, and the second bedroom offering flexibility as a guest room, study or hobby space. The modern shower room is fitted with contemporary fixtures and provides a practical and stylish environment. Additional features include gas central heating and double glazing throughout, ensuring comfort and energy efficiency all year round. There is a fully boarded loft for storage. The property also benefits from a single garage, providing secure storage or parking, as well as a driveway that offers off road parking for multiple vehicles (a valuable asset for households with more than one car or for visitors). Located close to local amenities, transport links, and reputable schools, this bungalow is well positioned for convenience and ease of access to everything you need. Whether you are downsizing, searching for your first home, or looking for a property that is easy to maintain, this lovely bungalow ticks all the boxes. Early viewing is highly recommended to fully appreciate the space, layout, and potential on offer. With its attractive presentation, practical features, and desirable location, this property represents a rare opportunity to secure a comfortable and well maintained home in a popular area. Do not miss the chance to make this delightful bungalow your own and enjoy all the benefits it has to offer. Contact us today to arrange your viewing and take the first step towards owning this charming and conveniently located bungalow.

Council Tax band: B

Tenure: Leasehold

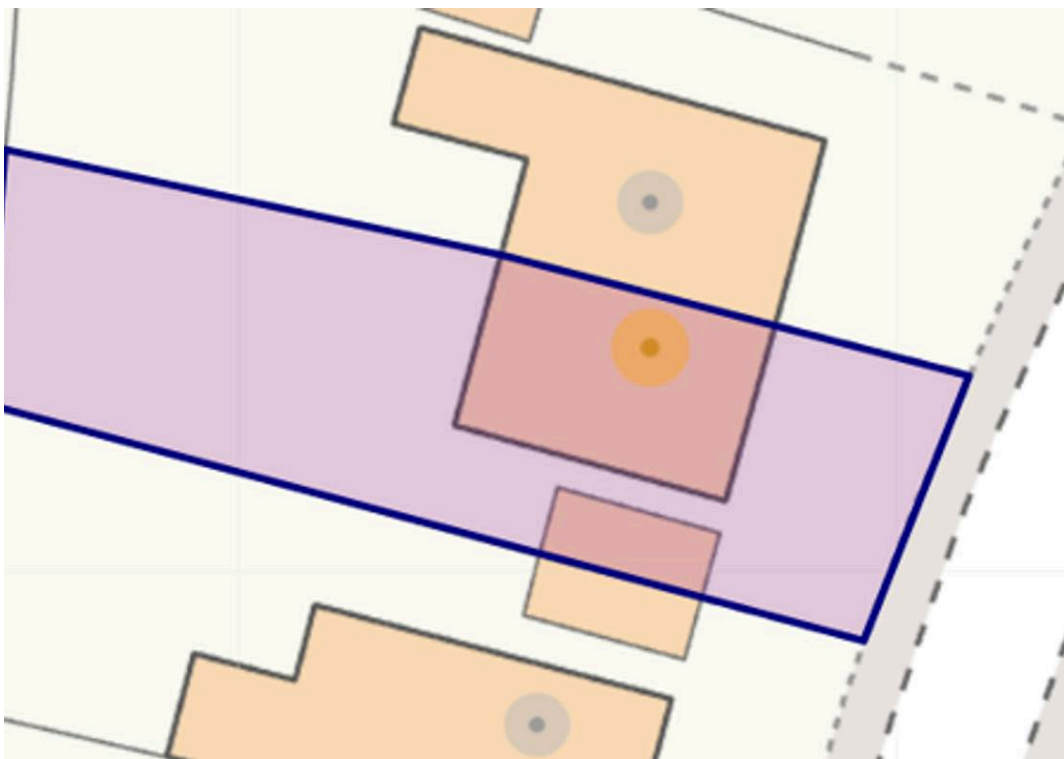
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



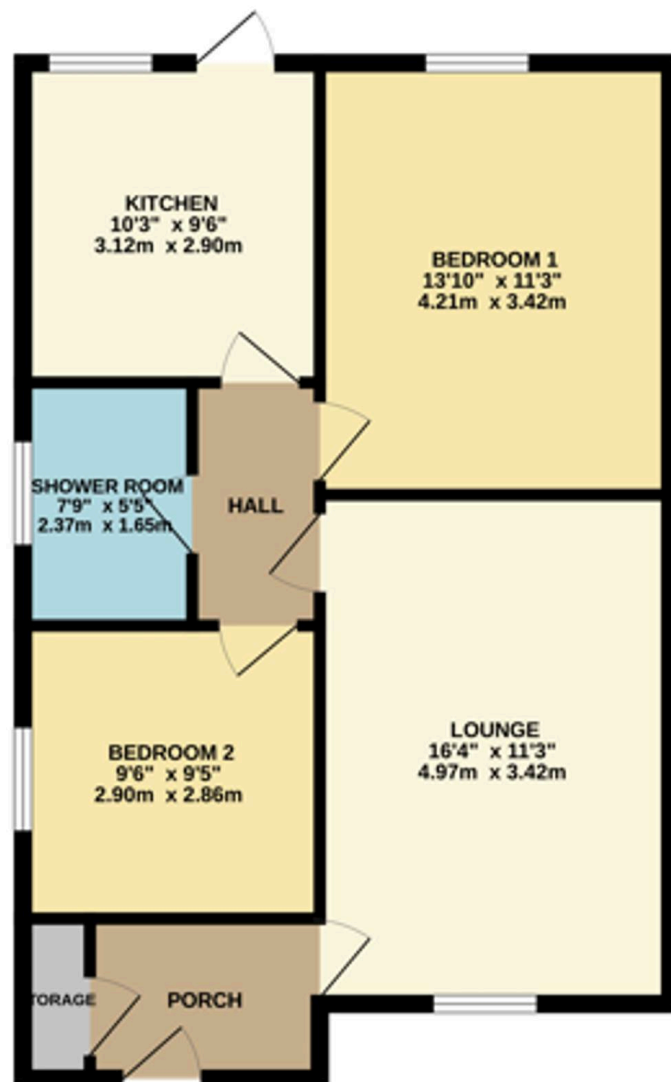






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA: 647 sq.ft. (60.1 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 misstatement. 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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