



Brinksworth Close, Bolton, BL2 6AF

£310,000

COMEPTITVELY PRICED!!! We are delighted to be able to present to you this beautifully presented and maintained 3 bedroom detached house, situated in Red Bridge!



6 Brinksworth Close, Bolton, BL2 6AF

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom detached house, situated in Red Bridge. Benefiting from spacious living accommodation set over 2 floors, private landscaped rear garden and cul-de-sac plot position.

The living accommodation briefly comprises of; lounge, kitchen, conservatory and WC/cloaks to the ground floor. To the first floor 3 bedrooms and a modern 3 piece bathroom with separate shower.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings.

Leasehold - 958 years remaining

Ground rent - £TBC

Council tax band - D

Porch

Welcoming uPVC double glazed porch with side window.

GROUND FLOOR

Lounge diner 25'5" x 10'5" (7.75m x 3.18m)

Carpet flooring with bayed window and limestone fireplace with gas fire

Kitchen 17'5" x 9'7" (5.33m x 2.94m)

High quality single tile Karndean flooring with patio doors leading to the conservatory and spacious walk in pantry. A range of fitted kitchen units, Quartz worktops and integrated kitchen appliances, including double oven, hob, hood, dishwasher and fridge

Conservatory 14'8" x 8'8" (4.49m x 2.65m)

Tile flooring with glass roof and patio

doors leading to the rear garden with blind

WC/cloaks 5'10" x 2'9" (1.80m x 0.85m)

Tile flooring with 2 piece bathroom suite in white and floor to ceiling tiled decor

FIRST FLOOR

Bedroom 12'4" x 9'4" (3.77m x 2.87m)

Carpet flooring with window to the front elevation and fitted wardrobes

Bedroom 10'3" x 9'10" (3.14m x 3.02m)

Wooden flooring with window to the rear elevation and fitted wardrobes

Bedroom 8'11" x 7'7" (2.74m x 2.33m)

Wooden flooring with window to the front elevation and built in storage cupboard

Bathroom

Tile flooring with 3 piece bathroom suite in white including Jacuzzi bath, separate showering enclosure and floor to ceiling tiled decor

EXTERNAL

Beautifully presented and private landscaped rear garden, enclosed by panel fencing with laid to lawn and patio area. Large driveway to the front of the property capable of accommodating 2 vehicles, leading to a single garage with up&over door.







PROPERTY
PERSPECTIVE



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