BOLTON PROPERTIES



127 Breightmet DriveBolton, BL2 6LD

£200,000

This beautifully presented three-bedroom end-terraced property offers spacious and versatile accommodation, making it an ideal home for a range of buyers. The accommodation includes a light and spacious lounge/dining room, a newly fitted kitchen and a useful utility room. To the first floor are three bedrooms together with a modern family bathroom, fitted with an electric shower over the bath. Externally, the property benefits from driveway parking and gardens to both the front and rear, with the good-sized rear garden providing an excellent space for outdoor enjoyment. Further benefits include gas central heating and double glazing. Conveniently situated within easy reach of local amenities, schools and transport links, this property is well positioned for families and first-time buyers.







ACCOMMODATION

Entrance hallway *10' 4" x 6' 2" (3.15m x 1.88m)*
PVC front door. New wood effect flooring, under stairs storage cupboard, radiator.

Open plan lounge dining room *21' 8" x 10' 10" (6.61m x 3.31m)*
Spacious reception room which is very light due to windows to both the front and rear elevations, electric fire with feature surround, back and hearth, new wood effect flooring, two radiators

Kitchen *10' 10" x 8' 6" (3.29m x 2.58m)*
New fitted kitchen, with a range of modern gloss wall and base units, built in oven and hob, extractor hood, single bowl stainless steel sink unit, tiled splash backs, new wood effect flooring, radiator, window to rear elevation.

Rear hallway *10' 11" x 4' 0" (3.33m x 1.23m)*
PVC rear door, large storage cupboard, inset shelving, access to utility room

Utility room *7' 6" x 4' 11" (2.28m x 1.49m)*
Fitted work surface, wall unit, plumber for washing machine and tumble drier, splash tiling, gas central heating boiler.

Upper floor landing *8' 0" x 6' 4" (2.44m x 1.93m)*
New fitted carpet, built in storage cupboard

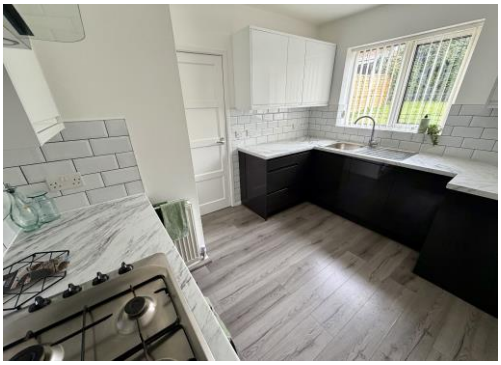
Bathroom *5' 7" x 7' 8" (1.71m x 2.34m)*
Modern 3 piece white bathroom suite with electric shower over bath, mirror bathroom cabinet, tiled walls, tiled effect flooring, radiator/heated towel rail, window to rear elevation

Bedroom 1 *10' 11" x 9' 4" (3.33m x 2.84m)*
New fitted carpet, built in cupboard, radiator, window to rear elevation

Bedroom 2 *10' 6" x 7' 1" (3.20m x 2.17m)*
New fitted carpet, radiator, window to front elevation

Bedroom 3 *7' 9" x 8' 1" (2.36m x 2.47m)*
New fitted carpet, built in storage cupboard with hanging rail and shelves, radiator, window to front elevation

Rear Garden
Good-sized rear garden, well maintained, mainly laid to lawn









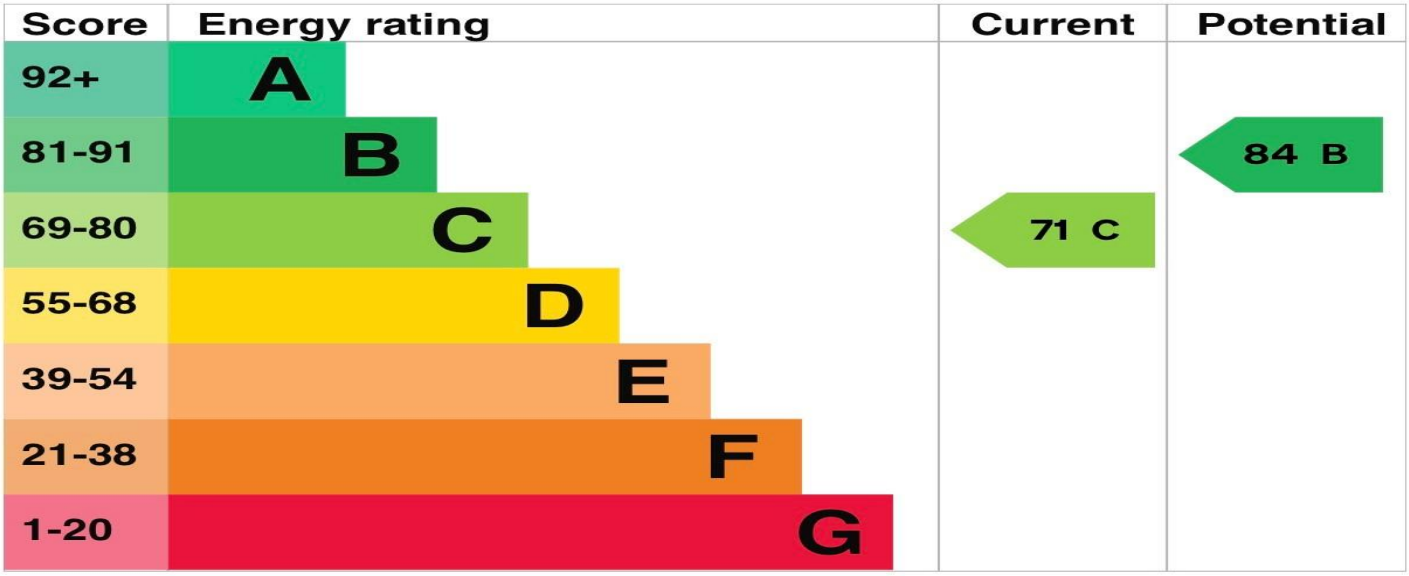


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Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.