



263 Brightmet Fold Lane, Bolton
£230,000

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Bolton

This well-presented three-bedroom detached bungalow offers spacious and versatile accommodation, making it an ideal choice for families, couples, or downsizers seeking a comfortable and convenient home in a popular residential location. The property has been thoughtfully extended to the rear, creating an impressive open-plan Kitchen Diner that provides ample space for relaxing and entertaining. The modern kitchen is fitted with a range of contemporary units and integrated appliances, offering both style and functionality for every-day living. There is a bright spacious lounge and home office. Each of the three bedrooms are generously proportioned, with neutral décor and large windows that allow for plenty of natural light. There is a lovely bright patio overlooking the rear gardens. The principal bedroom benefits from built-in storage, while the additional bedrooms offer flexibility for use as guest rooms, a home office, or a hobby space. The family bathroom is finished to a high standard, featuring a sleek suite (perfect for busy mornings or unwinding at the end of the day). The property is offered chain free, ensuring a straightforward purchase process for prospective buyers. A private driveway provides off-road parking for multiple vehicles, adding further convenience. There are beautiful gardens to front and rear to enjoy in the summer months. Located within easy reach of local amenities, reputable schools, and excellent transport links, this bungalow combines comfort and practicality in a sought-after setting. Early viewing is highly recommended to fully appreciate the generous proportions, quality finish, and excellent location that this attractive home has to offer.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





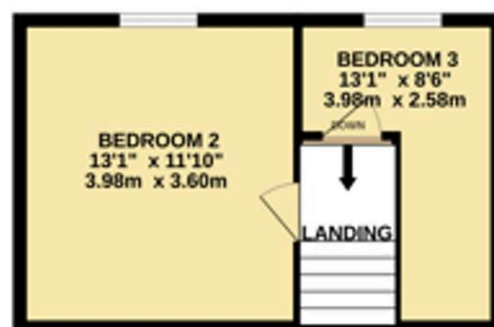




GROUND FLOOR
712 sq ft. (65.1 sq m.) approx.



1ST FLOOR
204 sq ft. (24.6 sq m.) approx.



TOTAL FLOOR AREA: 916 sq ft. (84.7 sq m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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