



93 Brentwood Drive Bolton, BL4 7TR

**Offers in Excess
of £275,000**

Delightful Modern Detached Home on Exceptional Plot – Huge Potential to Extend (STPP). Set on the corner of a cul-de-sac, this modern three-bedroom detached home occupies a substantial plot with rare scope to significantly extend or develop, subject to the necessary planning consents. Inside, the property offers three well-proportioned bedrooms, a family bathroom, and bright, functional living spaces, including a spacious lounge opening into the dining/kitchen, and a light-filled conservatory that connects seamlessly to the garden. Offering excellent value in its current form, this well-maintained home is ready to move into, with the added bonus of incredible potential to double its size and significantly increase its future value by making full use of the generous plot. Outside, the home boasts driveway parking for up to seven vehicles, along with a detached double garage—ideal for those needing workshop or storage space. The expansive garden wraps around the property, providing excellent privacy and flexibility for further extensions or landscaping. This is a rare chance to secure a home with both immediate comfort and future development potential in a well-connected and desirable location.



ACCOMMODATION

Entrance Hallway

The entrance hallway into the property, decorated in neutral colours and finished with Karndean flooring. Window to side elevation, radiator.

Lounge 14' 6" x 12' 1" (4.43m x 3.68m)

A bright lounge due to the large window to the front elevation, Karndean wood flooring flowing throughout the ground floor, coal effect gas fire on hearth and back with feature surround, understairs storage cupboard, radiator, open doorway to the dining/kitchen.

Dining/kitchen 15' 4" x 9' 2" (4.68m x 2.80m)

Spacious kitchen with ample room for a dining table, suited to entertaining or family dining. With a range of Fitted wall and base units, 1.5 bowl stainless steel sink unit, built in electric oven and gas hob finished with an extractor hood (vented), integrated dishwasher, modern vertical radiator, built in ceiling spot lights, gas central heating boiler in housing unit, Karndean wooden flooring, patio doors to conservatory.

Conservatory 10' 7" x 7' 11" (3.23m x 2.41m)

UPVC double glazed conservatory, tiled floor, French doors to the rear garden.

Rear Garden

Spacious wraparound garden with lawn, flower beds, and patio area – ideal for relaxing or entertaining.

First Floor Landing 6' 9" x 6' 4" (2.06m x 1.93m)

Window to side elevation

Family Bathroom 6' 3" x 7' 5" (1.91m x 2.26m)

Three piece white bathroom suite with electric shower fitting over bath, tiled walls and floor, heated towel rail, built in ceiling spot lights, window to rear elevation

Bedroom 1 12' 8" x 8' 4" (3.85m x 2.54m)

Double bedroom with window to the front elevation, radiator.

Bedroom 2 11' 4" x 8' 10" (3.46m x 2.69m)

Double bedroom with window to rear elevation, radiator.

Bedroom 3 9' 6" x 6' 8" (2.89m x 2.02m)

Single bedroom with window to front elevation, built in double wardrobe, built in cupboard housing cylinder tank, radiator.

Driveway & garage

Driveway parking to the front of the property with additional private parking behind a pair of double gates, leading to a detached double garage.



