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**RED LANE, BRIGHTMET, BL2 5HN**



- Detached family home
- Recently undergone modernisation
- Freehold
- Three bedrooms
- Two reception rooms
- Driveway and garage parking
- Plans for a wrap around extension
- Recently fitted shower room and w.c



**Offers in the Region Of £250,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

**BURY**

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: bury@cardwells.co.uk

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

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Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

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A beautiful detached family home which has undergone a programme of renovation over the last couple of years. Our clients have recently purchased the Freehold and have had plans drawn up to extend the property to the rear to create a single storey kitchen/family room with skylights and a two storey extension to the side of the property to create an additional two bedrooms to the first floor with wc/shower room and utility to the ground floor. Currently the accommodation comprises a modern contemporary entrance hallway which has stairs leading to the first floor. The lounge is stunning and our clients have created a media wall with a superb stand out fire that really is a feature of the room. The kitchen has a range of modern fitted wall and base units with contemporary worktops with space for various appliances and a door leading into the dining room, currently utilised as a bedroom, with superb views over the garden. To the first floor there's are three good sized bedrooms, two of which are double and with the main bedroom having fitted wardrobes, stunning family bathroom and separate wc. Externally there is a lawned garden with flagged driveway parking leading to the detached garage to the front and to the rear of the property there is a lawned garden with borders with a selection of fruit trees and a flagged patio area.

For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

uPVC double glazed front door leading to

**Entrance hall:** 11' 5" x 7' 0" (3.48m x 2.13m) Ceiling light point, radiator, "Rock" front door, storage cupboard

**Living room:** 13' 11" x 11' 6" (4.23m x 3.50m) Ceiling light point, media wall with built in feature fireplace, radiator, double glazed window to the front.

**Dining room:** 10' 7" x 9' 4" (3.23m x 2.85m) Currently being used as a fourth bedroom, ceiling light point, double glazed window with views over the garden, radiator.

**Kitchen:** 11' 9" x 8' 0" (3.59m x 2.43m) Modern fitted kitchen with a range of fitted wall and base units, complimentary worktops including an extractor fan, space for an electric cooker, washing machine, slimline dishwasher, one and a half stainless steel sink with mixer tap and drainer, vertical radiator, double glazed window with views over the garden.

**Landing:** 10' 11" x 7' 10" (3.32m x 2.39m) Ceiling light point, double glazed window to the side.

**Bedroom 1:** 12' 4" x 10' 10" (3.77m x 3.31m) Ceiling light point, double glazed window to the front, radiator, fitted wardrobes.

**Bedroom 2:** 10' 11" x 10' 7" (3.33m x 3.22m) Ceiling light point, double glazed window to the rear Hello with views over Bolton and Manchester City Centre, radiator,

**Bedroom 3:** 8' 0" x 6' 6" (2.45m x 1.99m) Ceiling light point, radiator, double glazed window to the rear with views over Bolton and Manchester City centre.

**Shower room:** 6' 9" x 5' 3" (2.07m x 1.61m) Modern, fitted bathroom with ceiling, light point, extractor fan, double glazed window to the front, P shaped panelled bath with mixer, tap and shower, vanity unit with inset sink, Anphracite vertical radiator, tiled floor, with splashback to the walls.

**W.C:** 4' 10" x 2' 5" (1.48m x 0.73m) Ceiling light point, WC, double glazed window to the side, tiled floor and walls.

**Outside:** To the front of the property there is a lawned garden with flagged driveway parking leading to the detached garage and to the rear of the property there is a lawned garden with borders with a selection of fruit trees and a flagged patio area.

**Tenure:** The vendor advises us the property is Freehold

**Viewings:** All viewings are by advance appointment with Cardwells Estate Agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or via [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Council tax:** Cardwells estate agents Bolton research shows the property is band C, annual charges of £1742

**Flood risk information:** Cardwells estate agents Bolton research shows the property is in a very low flood risk area.

**Conservation area:** Cardwells estate agents Bolton research shows the property is not in a conservation area.

**Disclaimer:** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all

interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

