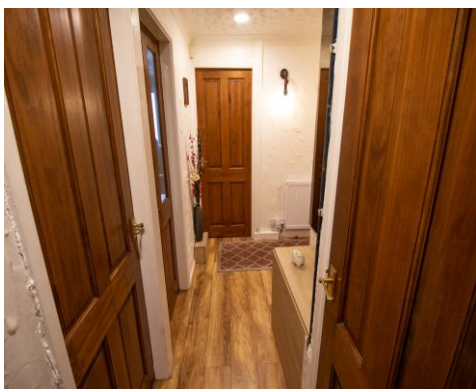




**Highbridge Close, Brightmet, Bolton, BL2 6TF**

**Offers in Excess of £239,950**

HIGH QUALITY PRESENTATION THROUGHOUT! REFURBISHED BY THE CURRENT VENDOR! ALL NEW FLOORING, NEW DOUBLE GLAZED WINDOWS/DOORS, NEW REWIRED ELECTRICS, NEW COMBI BOILER! NEW KITCHEN, NEW WARDROBES IN MASTER BEDROOM, NEW RESURFACED DRIVEWAY ALL ROUND! An extremely well presented 2 bedroom, extended semi detached true bungalow, located on Highbridge Close in the Brightmet area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance hallway, a spacious lounge with a feature inset electric fire, a modern fully fitted kitchen with an integrated gas hob, microwave oven and oven, a second reception room, currently utilised as a dining area, 2 double sized bedrooms, both with fully fitted wardrobes, and a modern Family bathroom with a vanity basin, toilet and a walk in shower. Landscaped garden to the rear with a patio area, artificial grass lawn and a storage shed. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. EPC is Band D, Leasehold property with approx 900 years left on the lease. 16 pounds per annum ground rent.



## ACCOMMODATION

### **Entrance Hallway** 10' 6" x 10' 10" (3.21m x 3.29m)

The entrance hallway. Decorated in neutral colours with an oak wooden floor. Fitted with a double glazed composite entrance door to the side aspect. Warmed by a gas central heated radiator.

### **Lounge** 16' 1" x 11' 3" (4.9m x 3.42m)

A spacious lounge to the front of the property, with a feature inset electric fire. Plenty of space for modern furniture to fit easily. Decorated in neutral colours with an oak wooden floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Kitchen** 8' 3" x 10' 0" (2.52m x 3.06m)

A modern fully fitted kitchen in grey with contrasting worktops. Comes with an integrated gas hob, microwave oven and an electric oven. Plumbed in for a washing machine and a dishwasher.

### **Reception Room 2** 12' 0" x 11' 6" (3.66m x 3.51m)

A second reception room to the rear of the kitchen, currently used as a dining area. Decorated in a mulberry colourway with a tiled floor. A pair of double glazed french doors are fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Master bedroom** 12' 0" x 9' 7" (3.67m x 2.91m)

A double sized Master bedroom with fully fitted wardrobes included. Decorated in neutral colours with an oak wooden floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Bedroom 2** 10' 1" x 10' 2" (3.07m x 3.09m)

A second double sized bedroom, with fully fitted wardrobes included. Decorated in a mulberry colourway with an oak wooden floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Family Bathroom** 5' 6" x 6' 9" (1.67m x 2.07m)

A modern Family bathroom in grey and white. Comes with a vanity basin, toilet and a walk in shower. Fully tiled walls in grey with a grey vinyl floor. A double glazed window is fitted to the side aspect. Warmed by a gas central heated towel holder.

### **Rear Garden** 21' 11" x 22' 0" (6.69m x 6.71m)

A landscaped rear garden with a patio area, a decking area, an artificial grass lawn and a storage shed.



# Energy rating and score

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

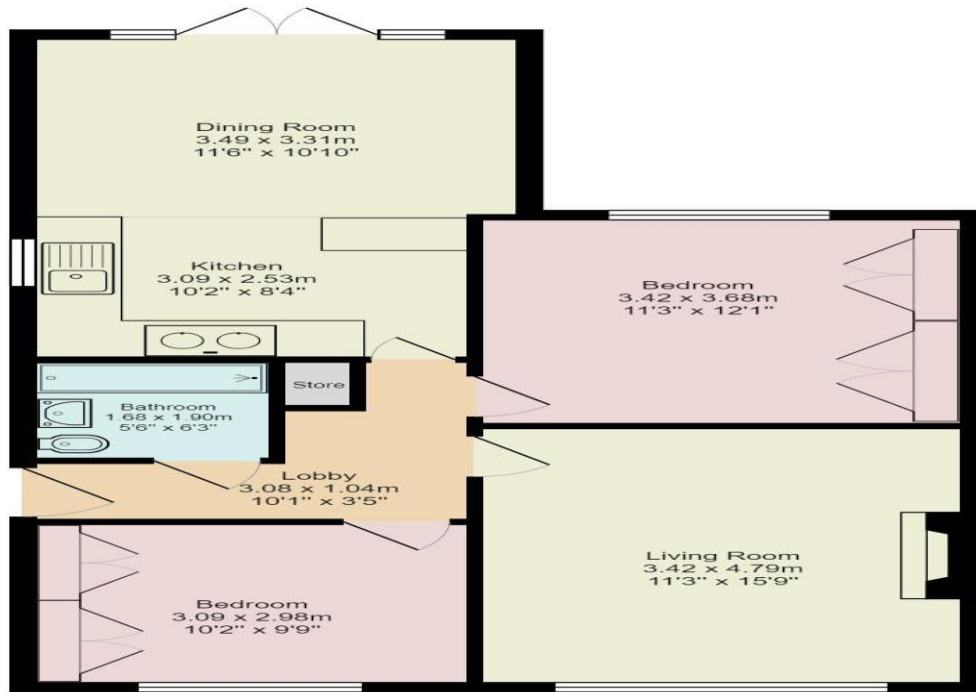
See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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.

#### 4, Highbridge Close, Pakistan BL2 6TF



Total Floor Area: 69.8 m<sup>2</sup> ... 751 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.  
Drawn by: Manchester EPC | 07872314115 | hello@manchesterepc.com

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