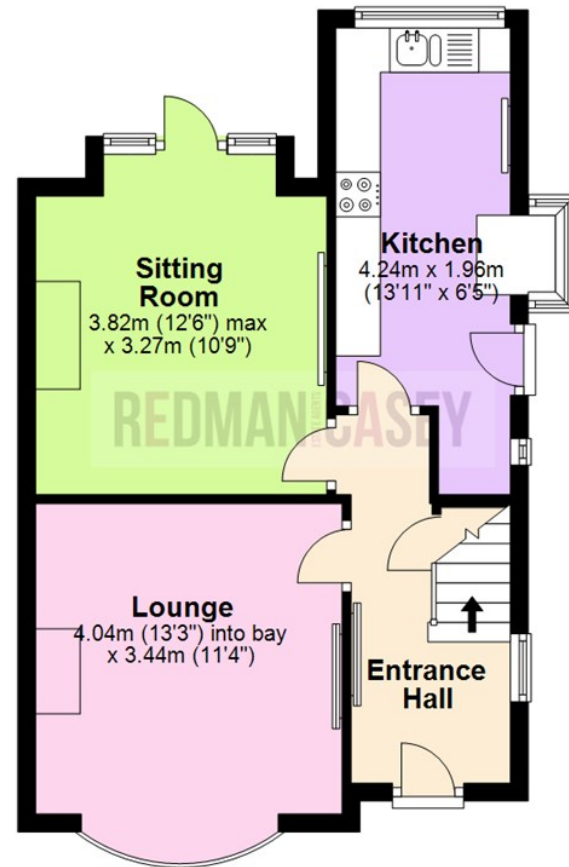


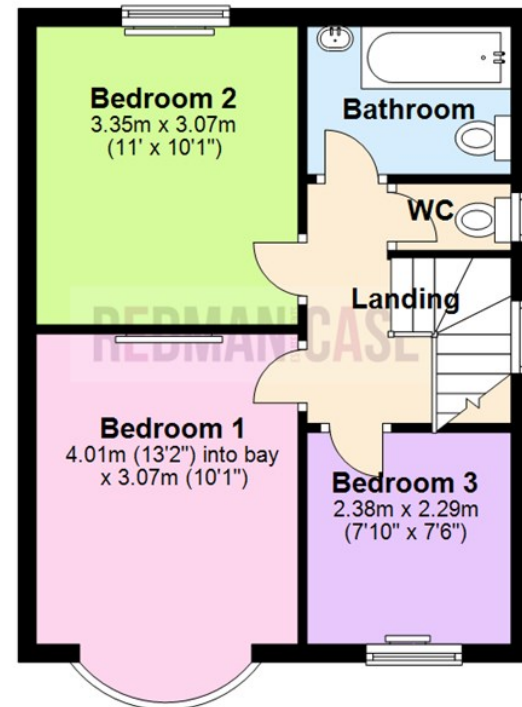
Ground Floor

Approx. 41.3 sq. metres (444.1 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.1 sq. feet)



Total area: approx. 79.4 sq. metres (855.2 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned. Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		82
	67	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

7 Strathmore Road, Brightmet, Bolton, BL2 5LL

Well presented and deceptively spacious semi detached tucked at the head of a cul de sac. The property rarely come up on this street and this has been in the same family for over 47 years so offers a once in a lifetime opportunity to purchase a fantastic family home. Offering excellent accommodation and potential to expand should the need arise. Internally there are two reception rooms and fitted kitchen, three bedrooms all with fitted wardrobes and bathroom plus separate wc. Outside there are extensive gardens and driveway leading to a detached garage. Viewing is essential to appreciate all that is on offer.

Offers In The Region Of £235,000





Located at the head of a cul de sac the property offers excellent accommodation with the potential for expansion to the side and rear should the need arise. At present the accommodation comprises :- Entrance hall, lounge, dining / sitting room, fitted kitchen. To the first floor there are three bedrooms (two double and one single) all with fitted wardrobes a bathroom with three piece suite and a separate wc. Outside there is an enclosed front garden with extensive driveway to the front and side leading to a detached brick built garage and rear garden with large paved sun patio and lawned garden with well stocked flower borders. Ideally located for access to local amenities, shops and schools. Viewing is essential to appreciate all that is on offer, sold with no chain and vacant possession.

Entrance Hall
Leaded double glazed composite entrance door with matching side panels, uPVC frosted double glazed leded window to side with stained

glass, built-in under-stairs storage cupboard with fuse box and electricity meter, double radiator, carpeted stairs to first floor landing, door to:

Lounge
13'3" x 11'3" (4.04m x 3.44m)
UPVC double glazed leaded bay window to front, coal effect fire set in tiled surround and tiled hearth, double radiator, coving to ceiling.

Sitting Room
12'6" x 10'9" (3.82m x 3.27m)
uPVC double glazed windows to rear with uPVC double glazed door to garden, wall mounted gas fire, radiator.

Kitchen
13'11" x 6'5" (4.24m x 1.96m)
Fitted with a matching range of oak fronted base and eye level units with underlighting, drawers, cornice trims and round edged worktops, 1+1/2 bowl stainless steel sink with single drainer and mixer tap with tiled splashbacks, space for fridge/freezer and plumbing for a washing machine, built-in electric fan assisted double

oven, four ring gas hob with pull out extractor hood over, uPVC double glazed bay window to side, uPVC double glazed window to rear, radiator, uPVC double glazed stable door to side.

Landing
Feature uPVC frosted double glazed arched window to side, access to loft, door to:

Bedroom 1
13'2" x 10'1" (4.01m x 3.07m)
UPVC double glazed leaded bay window to front with views of school playing field, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving, overhead storage, cupboards and drawers, radiator.

Bedroom 2
11'0" x 10'1" (3.35m x 3.07m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two built-in wardrobes with hanging rails, shelving, overhead storage and cupboards, fitted matching dressing table and drawers, radiator.



Bedroom 3
7'10" x 7'6" (2.38m x 2.29m)
UPVC double glazed leaded window to front, fitted bedroom suite with a range of wardrobes comprising two built-in wardrobes with hanging rails, shelving and drawers, radiator.

Bathroom
Fitted with three piece modern white suite comprising deep panelled jacuzzi bath with shower over and glass screen, pedestal wash hand

basin with mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, ceramic tiled flooring.

WC
Frosted double glazed window to side, fitted with low-level WC, half height ceramic tiling to all walls, ceramic tiled flooring.

Outside
Front garden with lawned area and well stocked mature flower and shrub

borders, extensive block paved driveway to the front and side leading to garage and with car parking space for three cars, enclosed by dwarf brick wall and fencing to front and sides, wrought iron gated access. Private rear garden, enclosed by timber fencing to rear and sides, large paved sun patio with lawned area and mature flower and shrub borders, timber summerhouse, side gated access.