



Eskdale Avenue
Brightmet

Miller Metcalfe
Every step of the way

Eskdale Avenue

Brightmet

Semi Detached



3



0

EPC Rating - To be confirmed

CORNER PLOT EXTENDED THREE BEDROOMS PLUS 2 LOFT ROOMS SEMI DETACHED FAMILY HOME A MUST VIEW POPULAR LOCATION SPACIOUS ACCOMMODATION

This Beautifully presented extended three bedrooms plus 2 loft rooms semi detached property. This is the perfect family home or for someone downsizing due to the spacious accommodation on offer.

The property is set on a corner plot in a very popular location and is close by to popular schools, transport links, and lovely countryside walks.

The accommodation comprises of a welcoming entrance porch, spacious lounge with a wood burner perfect for a winters evening, double glazed window to the front and double doors leading to the conservatory which is fully glazed and has French doors to the garden. The breakfast kitchen is also of a good size and is fitted with a high quality kitchen with a range of solid oak wall and base units and granite work surfaces that extends into a breakfast bar, range master style cooker with 5 ring burner and hotplate with overhead extractor hood, plumbed for dishwasher, space for an American style fridge freezer, integrated microwave, tiled flooring, ceramic wall tiling, ceiling spotlights, two double glazed windows to the rear and a door leading to the rear garden. There is a downstairs cloakroom with a low level w.c and wash hand basin.

To the first floor are three good sized bedrooms. The master bedroom has en-suite and dressing room with wardrobes. There is also a family bathroom which is fitted with a four piece suite. There are two good size loft rooms with velux windows.

To the rear is a very good sized garden with mature plants and shrubs, flagged and decked patio areas great for entertaining with a brick built shed providing additional storage. Driveway providing off road parking, car port and a garage which is plumbed for a washing machine and dryer and has power and lighting.





TENURE

Leasehold
Lease Term 999 years from 24th October 1960
Lease Term Remaining 935 Years
Lease End Date 01/02/2959

MOBILE COVERAGE

Bt: Medium
Sky: Medium
Virgin: Medium

SATELITE/FIBRE TV AVAILABILITY

Bt
Sky
Virgin

BROADBAND

Basis: 3 mbps
Superfast: 57 mbps
Ultrafast: 1000 mbps

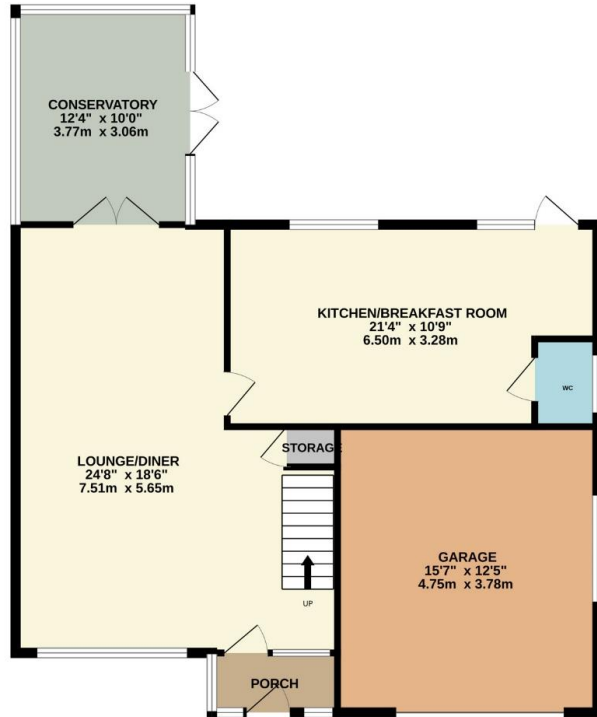
LOCAL AUTHORITY/COUNCIL TAX

Bolton
Band B = Annual Price £1,524

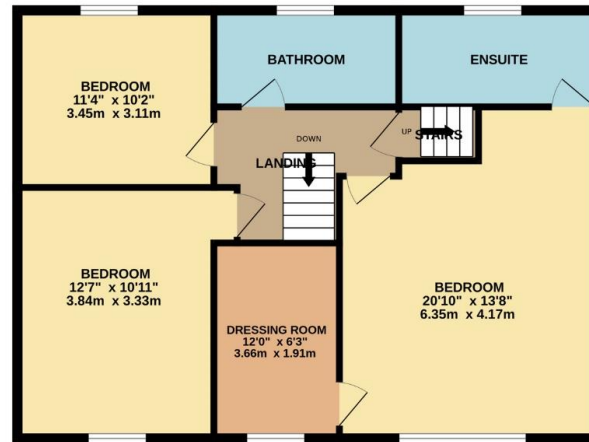




GROUND FLOOR
1026 sq.ft. (95.3 sq.m.) approx.



1ST FLOOR
825 sq.ft. (76.7 sq.m.) approx.



2ND FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 2267 sq.ft. (210.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.

Made with Metropix ©2023

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.