



Braybrook Drive
Bolton

Miller Metcalfe
Every step of the way

Braybrook Drive

Bolton

Detached

 3

 2

EPC Rating - D

Nestled within a picturesque cul de sac, this exquisite, detached property embodies the epitome of stylish living. Originally built as a four-bedroom property; currently the fourth bedroom is being used as a luxury dressing room; however, it remains with the bedroom door still in place, so could easily be converted back to its original bedroom environment. As you approach, the meticulously manicured front garden welcomes you, hinting at the attention to detail found throughout.

Beyond the elegance of the common spaces, the property unfolds into three generously sized bedrooms. The master suite, a true sanctuary, has been further enhanced by the conversion of one bedroom into a stylish dressing room. This thoughtful addition not only amplifies the master bedroom's space but also adds a touch of opulence. A private ensuite completes the master retreat, featuring modern fixtures and a spa-like ambiance.

The two additional bedrooms provide versatile spaces, whether for family members, guests, or a home office. Each room boasts ample natural light and storage, ensuring comfort and functionality.

One of the standout features of this property is the double garage, offering secure parking and additional storage space, this could also be converted if you require additional living space, subject to the relevant planning. The exterior is a seamless extension of the interior's beauty, with a well-maintained south facing garden providing a tranquil escape. Whether enjoying a morning coffee on the patio or hosting evening gatherings, the outdoor space is an oasis of serenity.

Located in close to regarded schooling from nursery through to secondary education, Middlebrook retail park is a short drive away and Lostock Train station is within walking distance, ideal for commuters., this property combines modern luxury with timeless charm, presenting an unparalleled opportunity for those seeking a home that exudes both style and functionality. With its thoughtfully designed interiors, expansive master suite, and practical amenities like the double garage and utility, this residence is not just a house; it's a statement of refined living.





TENURE
Leasehold
Lease Start Date
24 Feb 1980
Lease End Date
01 Apr 2974
Lease Term
999 years from 1 April 1975
Lease Term Remaining
950 years

COUNCIL TAX
Band: F
Annual Price: £2,831

MOBILE COVERAGE
Mobile Coverage

EE - High
Vodafone - Medium
Three - High
O2 - High

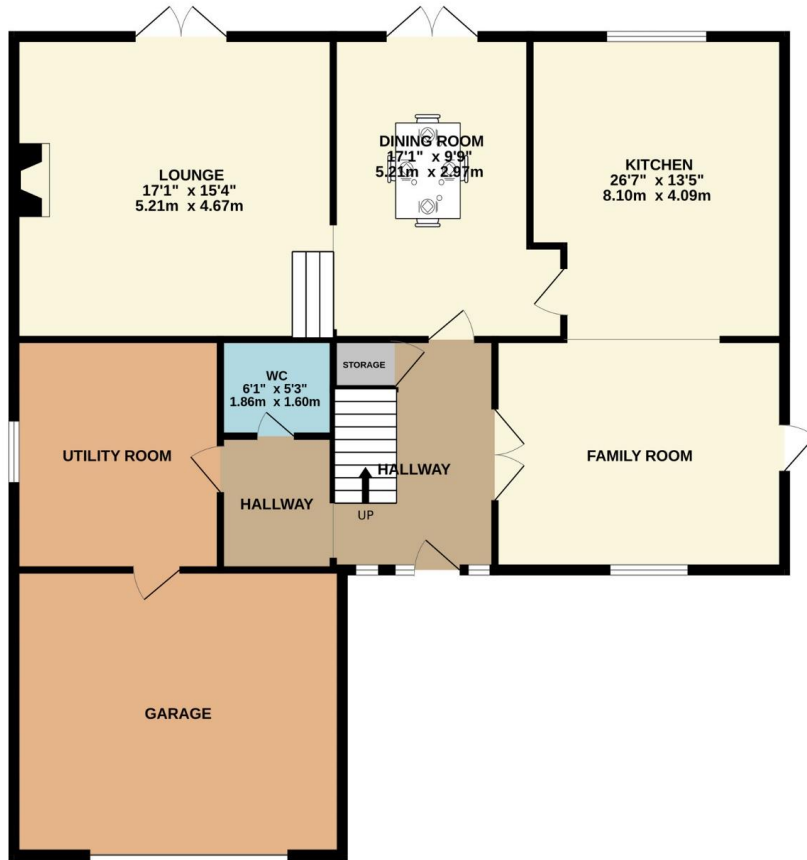
BROADBAND
Basic 7 Mbps
Superfast 71 Mbps
Ultrafast 1000 Mbps

SATELLITE / FIBRE TV AVAILABILITY
BT - Yes
Sky - Yes
Virgin - Yes

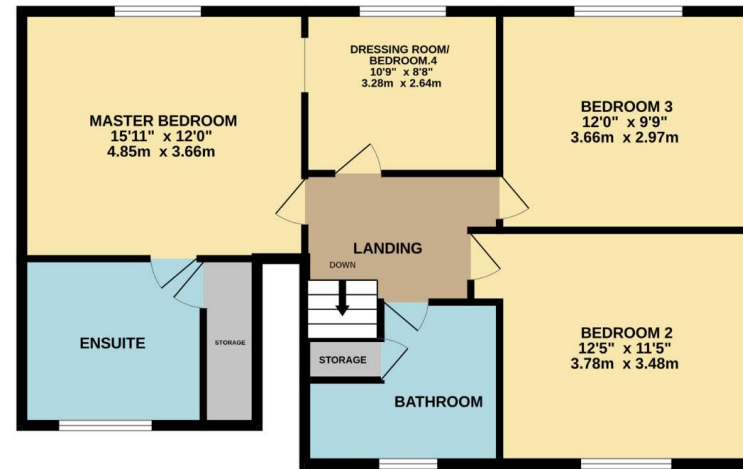




GROUND FLOOR
1478 sq.ft. (137.3 sq.m.) approx.



1ST FLOOR
919 sq.ft. (85.4 sq.m.) approx.



TOTAL FLOOR AREA : 2397 sq.ft. (222.7 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.
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