



Brighton Avenue
Bolton

Miller Metcalfe
Every step of the way

Brighton Avenue

Bolton

Semi Detached



EPC Rating - To be confirmed

Welcome to Brighton Avenue, a well-presented family home in a modern and contemporary style with accommodation briefly comprises entrance hall, lounge, dining area flowing into conservatory & modern fitted shaker style kitchen completes the ground floor. Rising to the first floor three good sized bedrooms and a modern family bathroom with well utilised loft space, that could be used as an office space or dressing area.

Externally a block paved Driveway providing off road parking and to the rear a lovely tiered landscaped garden and patio areas, pergola, and outdoor electric socket.

Situated close to well-regarded schools both on primary and secondary level, host of amenities and easy access to the town centre and motorway links.

TENURE

Leasehold

Lease Start Date

26/12/1923

Lease End Date

01/05/2922

Lease Term

999 years from 1 May 1923

Lease Term Remaining

898 years

Ultrafast

1000 Mbps

SATELLITE / FIBRE TV AVAILABILITY

BT - Yes

Sky - Yes

Virgin - Yes

COUNCIL TAX

Band: C

Annual Price:

£1,909

MOBILE COVERAGE

EE - Medium

Vodafone - Medium

Three - High

O2 - Medium

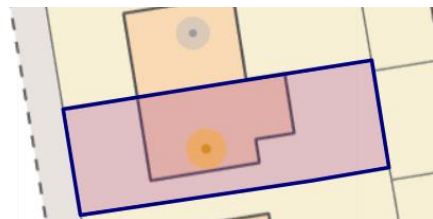
BROADBAND

Basic

17 Mbps

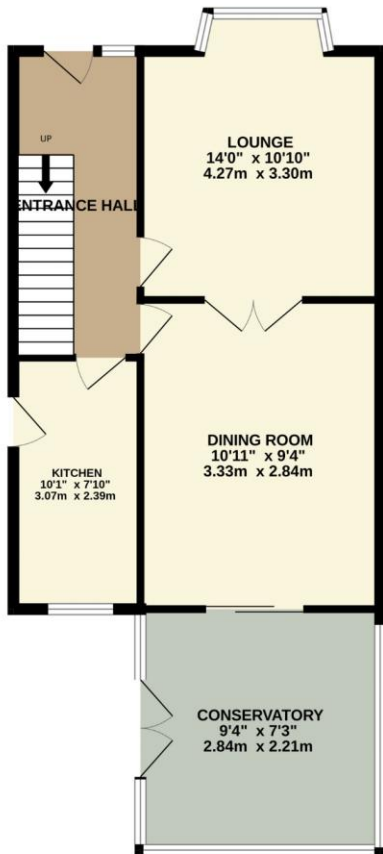
Superfast

80 Mbps

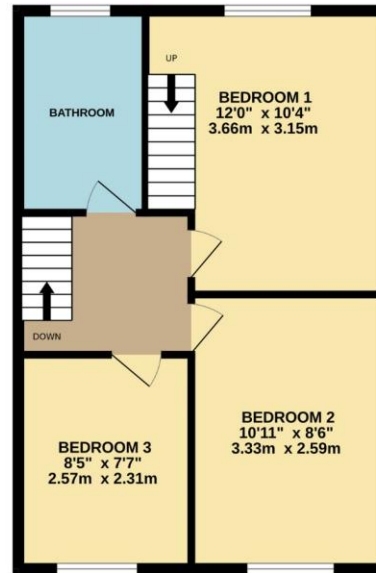




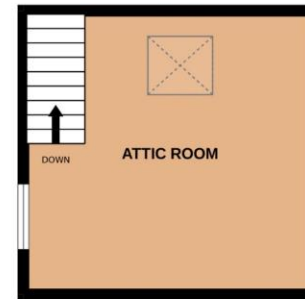
GROUND FLOOR
685 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



2ND FLOOR
214 sq.ft. (19.8 sq.m.) approx.



TOTAL FLOOR AREA : 1423 sq.ft. (132.2 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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