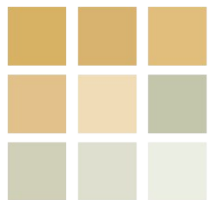




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2 BRIGHTMET FOLD
Bolton, BL2 6PS
Offers In The Region Of £275,000

2 BRIGHTMET FOLD

Property at a glance

- extended stone built cottage style semi-detached
- three bedrooms/Annex/Office/Play Room (master with fitted wardrobes)
- recently modernised to a high standard
- feature lounge boasting a multi-fuel stove
- modern ground floor shower room
- modern fitted kitchen with chunky wooden work surfaces and integrated appliances
- separate dining room with views overlooking the private rear garden
- modern stylish recently installed 4 piece family bathroom
- off road parking for one/two cars & private rear garden
- conveniently placed for easy access to all local amenities . Viewing a must!!

Nestled in a tranquil setting, Lynwood Cottage is a beautifully updated stone-built semi-detached residence boasting both period charm and contemporary elegance. This tastefully extended property offers a seamless fusion of modern comforts and original features, showcasing the owners' meticulous attention to detail.

Upon entering, you are greeted by a welcoming vestibule leading to a cozy lounge boasting a multi-fuel stove , seamlessly flowing into a versatile ground floor space ideal for a bedroom, office, or playroom, accompanied by a convenient shower room. The heart of the home is the sleek, fully-equipped kitchen with integrated appliances, complemented by a separate dining room for entertaining.

Upstairs, two generously proportioned bedrooms, including a fitted master, await, accompanied by a recently installed, stylish family bathroom featuring a four-piece suite. Outside, a driveway provides parking for one or two cars, while the private rear garden offers a serene retreat.

Benefitting from gas central heating and PVC double glazing, Lynwood Cottage presents an exceptional opportunity to embrace modern living in a characterful setting. Early viewing is highly recommended to fully appreciate this superb property and its enviable location.





VESTIBULE

LOUNGE
21'1" x 11'7"
6.42m x 3.52m

LOUNGE
14'9" max x 14'6"
4.50m max x 4.43m

WC
7'11" x 6'1"
2.41m x 1.86m

KITCHEN
14'7" x 12'2" max
4.44m x 3.70m max

DINING ROOM
13'1" x 5'11"
3.99m x 1.80m

UP

MASTER BEDROOM
 11'9" x 10'10" to wardrobes
 3.58m x 3.31m to wardrobes

LANDING

DOWN

BEDROOM 2
 10'2" x 9'5"
 3.09m x 2.88m

BATHROOM
 12'10" x 5'8"
 3.92m x 1.72m

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

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