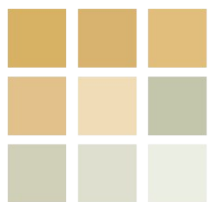




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2 BRIGHTMET FOLD  
Bolton, BL2 6PS  
Part Exchange Considered £250,000

# 2 BREIGHTMET 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!!

\*\*\*REDUCED\*\*\*\*\*REDUCED\*\*\*\*\*REDUCED\*\*\*\*\*REDUCED\*\*\*\*\*REDU

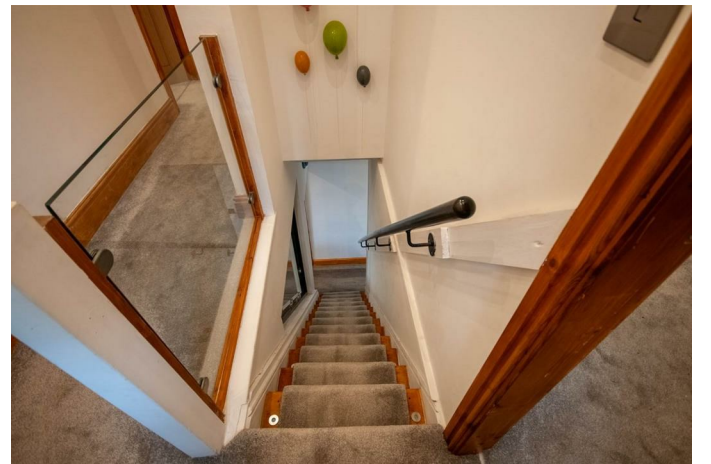
Pearson Ferrier Radcliffe are delighted to offer this property nestled in a tranquil setting, Lynwood Cottage is a beautifully updated stone-built semi-detached residence boasting both period charm and contemporary elegance. This tastefully extended property offers a seamless fusion of modern comforts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

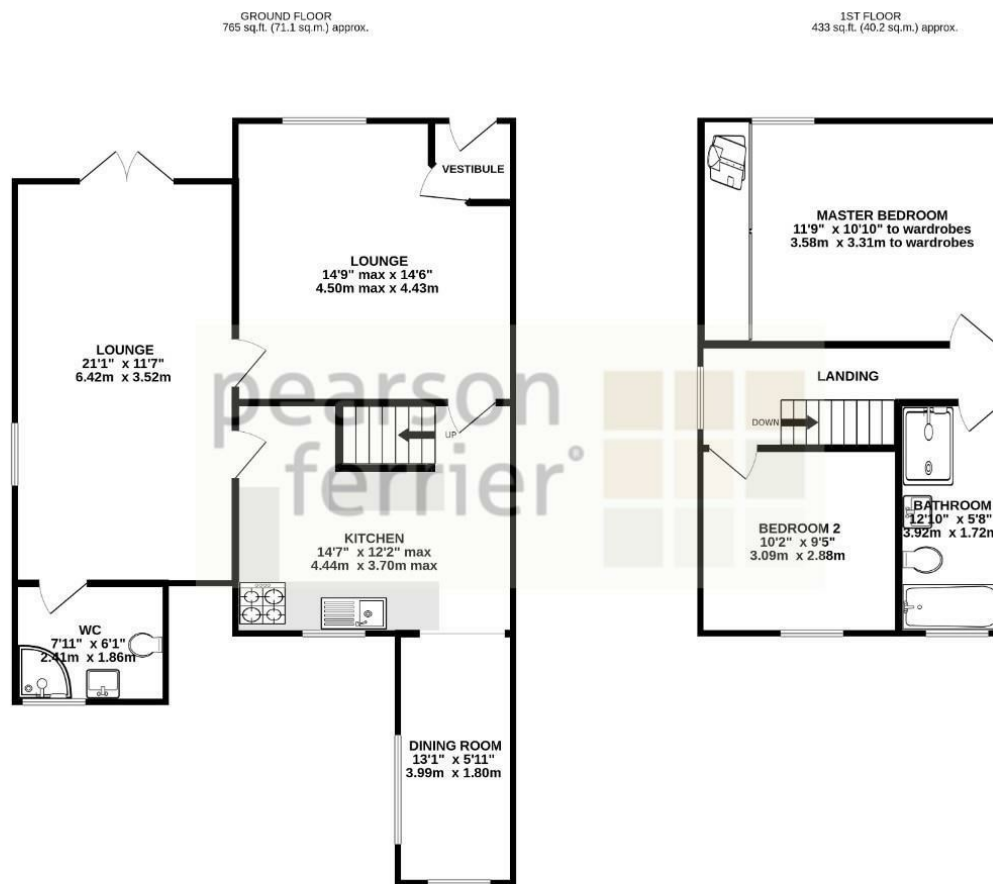
Upon entering, you are greeted by a welcoming vestibule leading to a cozy lounge boasting a multi-fuel stove , seamlessly flowing into a versatile ground floor space ideal for a bedroom, office, or playroom, accompanied by a convenient shower room. The heart of the home is the sleek, fully-equipped kitchen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







TOTAL FLOOR AREA: 1198 sq.ft. (111.3 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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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| 92 plus                                     | A |                         |           |
| 81-91                                       | B |                         |           |
| 69-80                                       | C |                         |           |
| 55-68                                       | D |                         |           |
| 49-54                                       | E |                         |           |
| 45-48                                       | F |                         |           |
| 35-44                                       | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| 92 plus                                                         | A |                         |           |
| 81-91                                                           | B |                         |           |
| 69-80                                                           | C |                         |           |
| 55-68                                                           | D |                         |           |
| 49-54                                                           | E |                         |           |
| 45-48                                                           | F |                         |           |
| 35-44                                                           | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales                                                 |   | EU Directive 2002/91/EC |           |

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All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.