



## 33 Brodick Drive, Bolton

£220,000 Leasehold

Three double bedroom semi detached property • Large open plan lounge/diner • Integral garage with electric roller shutter • Imprinted concrete driveway for two vehicles • Modern three piece shower room with chrome power shower • Potential to extend STPP • Field views to the front • Walking distance to three good primary schools • Walking distance to local amenities • Close to bus routes to Bolton and Bury







Nestled within a serene neighbourhood, this exquisite 3-bedroom semi-detached house embodies contemporary living at its finest. Boasting a spacious layout, the property features three generously sized double bedrooms, perfect for accommodating a growing family or hosting guests. The heart of the home lies in the large open plan lounge/diner, creating a seamless flow between living and dining areas, ideal for entertaining or relaxing in style.



The modern three-piece shower room with a chrome power shower adds a touch of luxury to daily routines, ensuring a comfortable and convenient living experience.

GROUND FLOOR



1ST FLOOR



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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