



170 Brodick Drive, Bolton

£340,000 Leasehold

- Three bedroom detached property
- Two reception rooms
- Modern kitchen with solid wood worktops
- Integral garage with up and over door
- Solid oak doors throughout
- Solid wood flooring throughout
- Large rear garden
- Three piece bathroom suite with electric shower over the bath
- Close to great primary schools
- Walking distance to local amenities





This beautifully presented three bedroom detached house offers spacious and versatile accommodation, ideal for modern family living. Upon entering, you are greeted by a welcoming hallway that leads to two generous reception rooms, perfect for both relaxing and entertaining. The modern kitchen is a true highlight, featuring solid wood worktops that complement the contemporary units, providing ample space for meal preparation and dining. Throughout the home, solid oak doors and solid wood flooring add a touch of elegance and continuity.

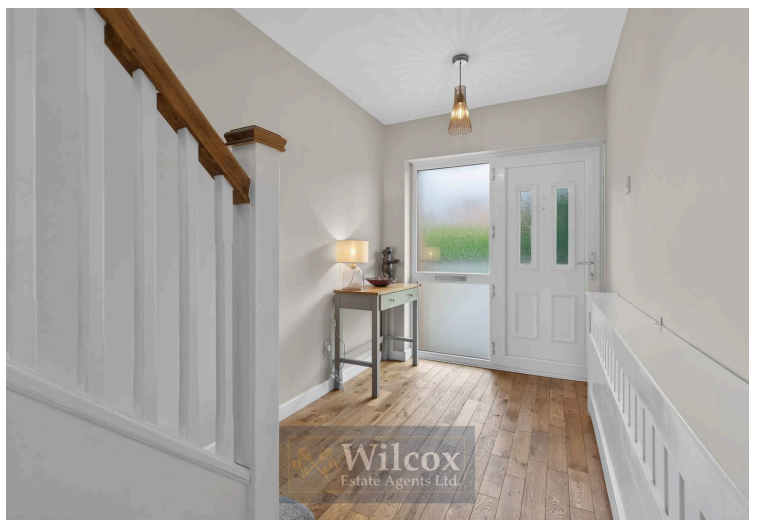
Upstairs, there are three well-proportioned bedrooms, each offering comfortable living space and plenty of natural light. The family bathroom is fitted with a stylish three piece suite, including an electric shower over the bath for added convenience. Additional features include an integral garage with an up and over door, providing secure parking and extra storage. The property is located within close proximity to excellent primary schools, making it an ideal choice for families. Local amenities are just a short walk away, ensuring everything you need is within easy reach.

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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Outside, the property boasts an impressive driveway with space for up to four vehicles, offering ample off-road parking for residents and guests alike. The driveway is bordered by mature conifers, a low level brick wall, and fence panels, which together create a sense of privacy and kerb appeal. The integral garage (measuring 5.14m x 2.6m) features a concrete floor, ceiling light, combi boiler, plumbing for a washing machine, and space for a dryer, making it highly functional for both parking and utility needs. The consumer unit is also conveniently located here. To the rear, a large garden provides the perfect setting for outdoor entertaining, children's play, or simply relaxing in the sun. The garden offers plenty of space for a variety of uses and could easily accommodate additional landscaping or a patio area (subject to the necessary permissions). This outstanding home combines comfortable indoor living with generous outdoor space, all within a sought-after location. Early viewing is highly recommended to fully appreciate all that this property has to offer.