REDMAN CASEY ESTATE AGENTS

# 173 Hamel Street, Great Lever, Bolton, Lancashire, BL3 3AR

## Offers Over £130,000

3 bedroom extended semi detached offering excellent accommodation with two reception rooms and extended kitchen to be sold with no chain. Viewing strictly by appointment with the agent.

- 3 Bedroom Semi
- Extended Kitchen
- EPC Rating
- Two Reception Rooms
- No Chain

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax:  | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

We are delighted to offer for sale this superb three bedroom semi detached property which has been extended to the rear and provides excellent family accommodation which comprises :- Porch, lounge, dining room, extended kitchen. To the first floor there are three bedrooms ( bedroom 3 currently fitted out with wardrobes and is used as a dressing room) bathroom with three piece white suite. Outside to the front is s driveway and paved patio area and to the rear is a gravelled and lawned garden . To be sold with no chain and vacant possession viewing is advised but is strictly by appointments with the agent

**Porch**
Two uPVC double glazed windows to front, uPVC double entrance doors, door to:

**Lounge 11'7" x 16'8" (3.54m x 5.09m)**
Box window to front, coal effect gas fire set in ornate surround and marble effect inset and hearth, radiator, coving to ceiling, carpeted stairs to first floor landing, archway dining room to:

**Dining Room 13'0" x 10'11" (3.95m x 3.33m)**
UPVC double glazed window to rear, laminate flooring, coving to ceiling, door to:

**Kitchen 21'1" x 6'9" (6.43m x 2.06m)**
Fitted with a matching range of base and eye level units with underlighting, drawers, cornice trims and complementary worktop space over, leaded glazed display units, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge and freezer, plumbing for washing machine, space for tumble dryer, built-in eye level electric fan assisted double oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, uPVC double glazed window to side, radiator, ceramic tiled flooring, double glazed side door to garden, door to Storage cupboard, built-in under-stairs storage cupboard.

**Landing**
UPVC frosted double glazed window to side, door to:

**Bedroom 1 11'7" x 10'2" (3.54m x 3.10m)**
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails, shelving and overhead storage, fitted matching dressing table, vanity mirror and drawers, double radiator.

**Bedroom 2 11'0" x 10'2" (3.36m x 3.10m)**
UPVC double glazed window to rear, built-in double wardrobe(s) with hanging rails, laminate flooring, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water.

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**Bedroom 3 7'2" x 6'2" (2.19m x 1.89m)**
UPVC double glazed window to front, radiator, Currently used a dressing room fitted with two double and onr tripe wardrobe with hanging rails and shelving.

**Bathroom**
Fitted with three piece white shell style suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, radiator, ceramic tiled flooring.

**Outside**
Front garden, wrought iron gated access with large paved sun patio, block paved driveway to the front, enclosed by timber fencing and mature hedge to front and sides.
Private rear garden, enclosed by timber fencing rear and sides, paved sun patio with lawned area and mature flower and shrub borders, timber garden shed.

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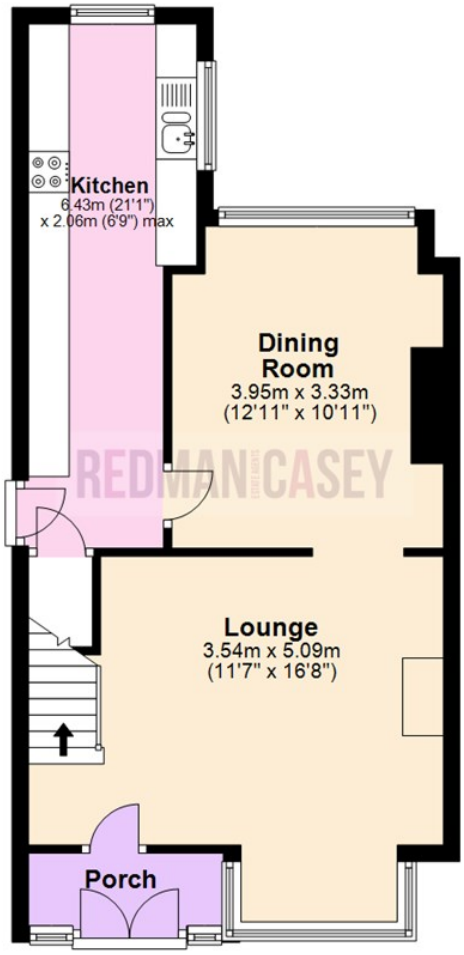
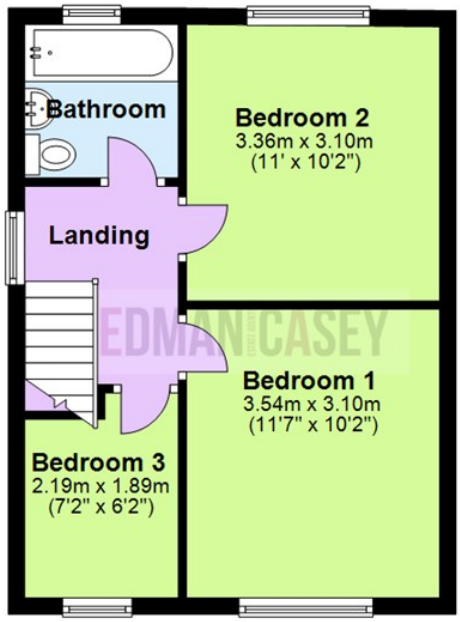
## Ground Floor

Approx. 49.9 sq. metres (537.2 sq. feet)



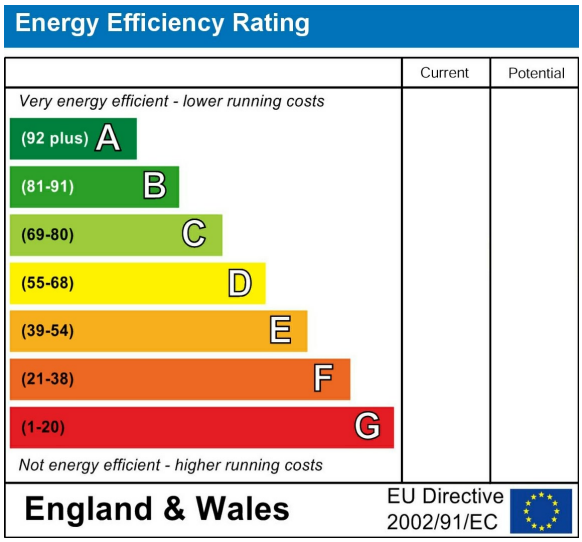

## First Floor

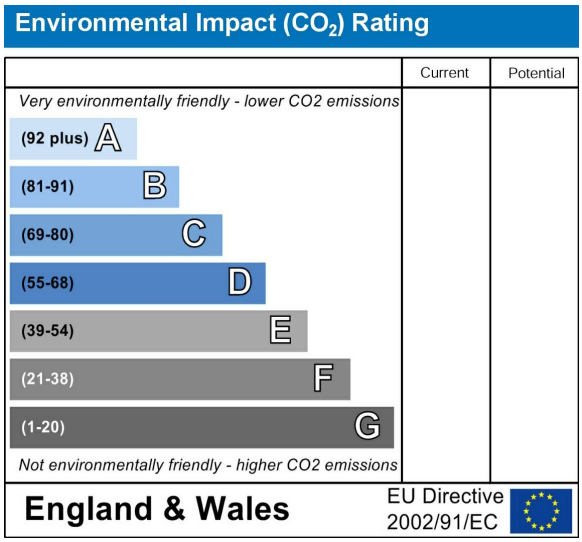
Approx. 35.7 sq. metres (384.8 sq. feet)




Total area: approx. 85.7 sq. metres (922.0 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note,we have not tested any appliances or services and do not imply any warranty or gaurantee unless specifically mentioned.
Plan produced using PlanUp.

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