REDMAN CASEY ESTATE AGENTS

28 Kenwood Road, Smithills, Bolton, BL1 6NA

Offers In The Region Of £244,000

Well presented extended three bedroom semi detached property, located in a superb residential location. Close to local secondary and primary schools local amenities and easy walking distance to the open country side and Moss Bank Park. This home benefits from off road parking, gardens front and rear, gas central heating, double glazing and a spacious loft room. This spacious family home is recommended for viewing to appreciate the space, location, and condition.

- Semi Detached
- Loft Room.
- Garden And Patio Seating Area.
- EPC Rating D
- Close To Local Country Side
- Three Bedroom
- Off Road Parking.
- Council Tax Band C
- Quiet Residential Location
- Located In

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Well presented extended three bedroom semi detached located in a quiet Cul-De Sac in a superb residential location. Situated close to local secondary and primary schools, local amenities and close to Moss Bank Park, Smithills moors and the historic Barrow Bridge, making outside leisure easy. This home benefits from double glazing, gas central heating, off road parking, rear enclosed garden with patio dining area and loft room. The property comprises, Entrance hall, lounge, dining room, kitchen. To the first floor there are three bedrooms and a family bathroom. This spacious family home is highly recommended for viewing to appreciate all that is on offer, the location and space this home has to offer.

Entrance Hall 25'11" x 2'9" (7.91m x 0.85m)
UPVC opaque double glazed window to front, double radiator, stairs, uPVC double glazed opaque entrance door to front, door to Storage cupboard,:

Lounge 11'11" x 11'10" (3.63m x 3.61m)
UPVC double glazed box window to rear, double radiator.

Dining Room 9'5" x 11'10" (2.87m x 3.61m)
Box window to front, double radiator, folding door, :

Kitchen 12'4" x 6'8" (3.76m x 2.04m)
Fitted with a matching range of base and eye level units with worktop space over with drawers, cornice trims and round edged worktops, polycarbonate sink unit with single drainer, swan neck mixer tap and tiled splashbacks, built-in fridge/freezer, plumbing for automatic washing machine and dishwasher, electric fan assisted oven, built-in four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear, radiator, uPVC double glazed entrance door to side.

Bedroom 1 13'3" x 11'1" (4.04m x 3.38m)
UPVC double glazed box window to front, double radiator.

Bedroom 2 10'4" x 11'1" (3.15m x 3.38m)
UPVC double glazed window to rear, radiator.

Bedroom 3 8'0" x 6'8" (2.44m x 2.04m)
UPVC double glazed window to front, radiator, :

Landing
UPVC double glazed window to side,

Bathroom
Fitted with three piece suite comprising bath with shower over, mixer tap taps and folding glass screen, wash hand basin in vanity unit with cupboard under, mixer tap and ceramic and tiling to all walls and close coupled WC, window to rear, heated towel rail.

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Loft Room
Boarded loft room allowing for storage with access via loft ladder,

Outside Front
Block paved drive way allowing for two vehicle parking.

Outside Rear
Fully enclosed rear garden with mature planting lawn and patio seating area.

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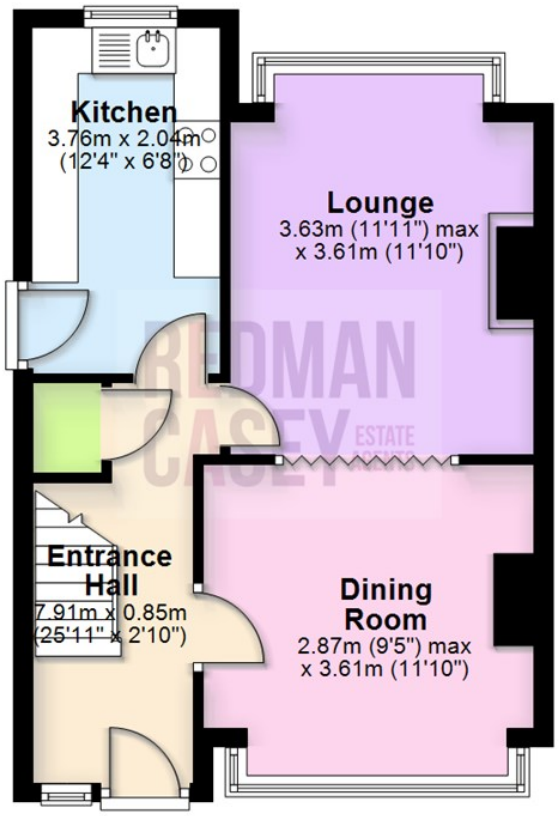
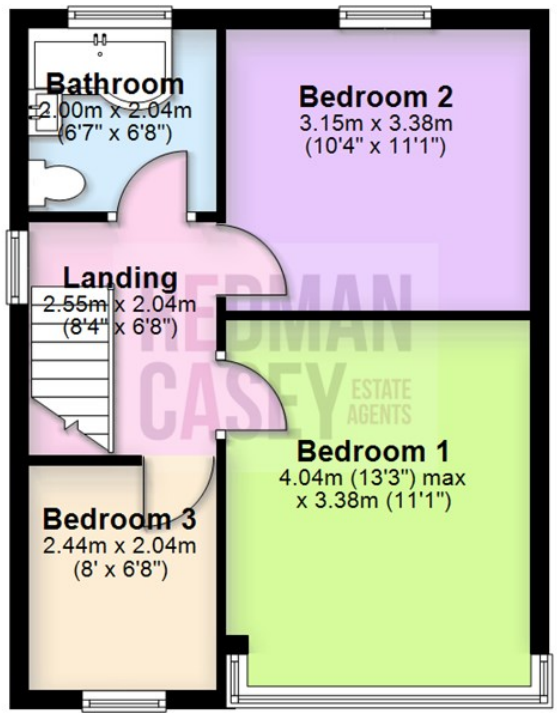
Ground Floor

Approx. 49.1 sq. metres (528.1 sq. feet)



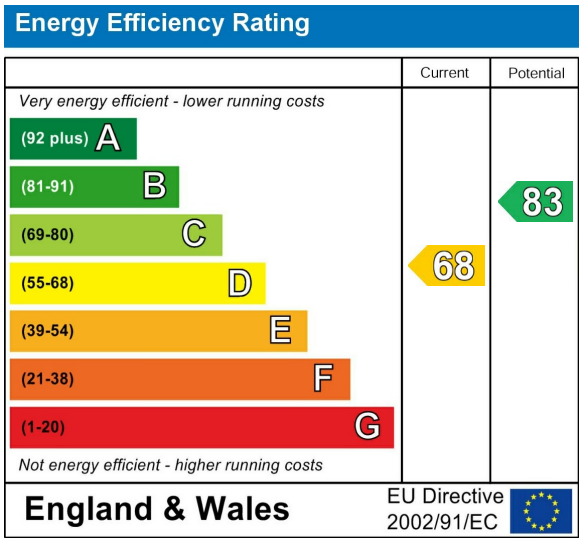
First Floor

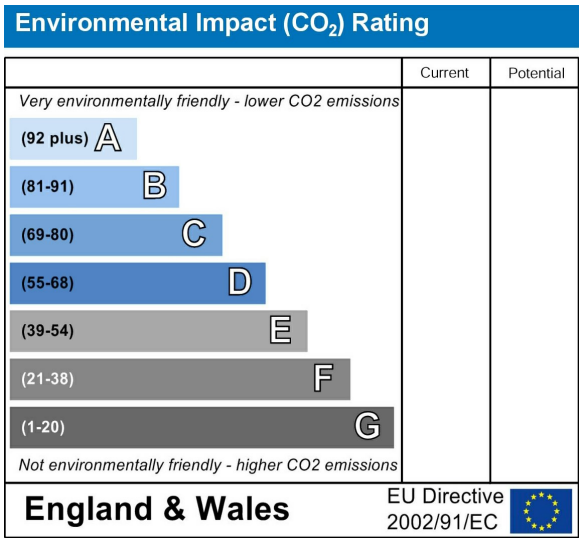
Approx. 40.8 sq. metres (439.3 sq. feet)



Total area: approx. 89.9 sq. metres (967.5 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 guarantee unless specifically mentioned.
Plan produced using PlanUp.





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