



Total area: approx. 111.6 sq. metres (1200.9 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.



73 Smethurst Lane, Great Lever, Bolton, Greater Manchester, BL3 3QJ

Superbly presented and deceptively spacious 3 bedroom semi detached property. Ideally located for access to local amenities, shops, schools and transport links for M61, the property offers flexible accommodation and was formerly 4 bedrooms. Internally the property has been improved and well decorated to provide a wonderful family home with two reception rooms, shower room, breakfast kitchen, master bedroom and utility to the ground floor, family bathroom and two further generous bedrooms to the first floor. Outside there are gardens to the front along with driveway parking for two / three cars and a detached garage. At the rear there is a private garden with lawned area and timber decking patio. Viewing is essential to appreciate all that is on offer.

Offers In The Region Of £255,000

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





Ideally located for access to M61 local shops schools and other amenities this deceptively spacious property offers excellent accommodation for a growing family. Previously 4 bedrooms the current owners knocked two into one to make an impressive master bedroom fully fitted with wardrobes and drawers. Benefitting from gas central heating via a combination boiler and double glazing throughout the property comprises :- Porch, hallway, lounge with patio door to garden, separate dining room, fitted breakfast kitchen, utility area, wet room and master bedroom. To the first floor there is a further 2 generous bedrooms and stunning family bathroom fitted with a contemporary 4 piece white suite. Outside there are gardens to front and rear along with driveway parking for 2-3 cars and a detached garage. Viewing is essential to appreciate the size and condition on offer.

Porch
Part glazed entrance door, door to:

Hallway
Radiator, dado rail, open plan, door to:

Lounge
18'4" x 11'11" (5.59m x 3.62m)
Coal effect electric fire set in marble surround, double radiator, laminate flooring, dado rail, coving to ceiling, double glazed patio door to garden, double door to:

Dining Room
12'11" x 11'11" (3.93m x 3.62m)
UPVC double glazed window to front, radiator, laminate flooring, stairs to first floor landing.

Kitchen
9'11" x 11'1" (3.02m x 3.38m)
Fitted with a matching range of oak fronted base and eye level units with contrasting worktop space, matching breakfast bar, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer and dishwasher, built-in eye level electric fan assisted double oven, four ring gas hob with extractor hood over, built-in microwave, uPVC double glazed window to rear, uPVC double glazed window to side, double radiator, vinyl flooring, ceiling with recessed low-voltage spotlights, double glazed door to garden, door to:

Shower Room
Three piece suite comprising tiled double shower area, wall mounted wash hand basin with mixer tap, low-level WC and full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to side, ceramic tiled flooring.

Utility
2'7" x 5'8" (0.79m x 1.72m)
Plumbing for washing machine, uPVC frosted double glazed window to side, laminate flooring, half height ceramic tiling to all walls.

Bedroom 1
19'3" x 10'9" (5.87m x 3.28m)
UPVC double glazed window to front, window to side, fitted bedroom suite with a range of wardrobes comprising 5 fitted double wardrobes with hanging rails, shelving and overhead storage, fitted matching bedside cabinets and drawers tv unit, two radiators.

Landing
Door to:

Bedroom 2
13'6" x 3'3" (4.12m x 1.00m)
UPVC double glazed window to rear with views over allotments and open fields, radiator, sliding door to:



Cupboard
Built-in wardrobe(s) with full-length mirrored sliding doors and hanging rails.

Bedroom 3
9'7" x 11'2" (2.92m x 3.40m)
UPVC double glazed window to side, double radiator, laminate flooring, sloping ceiling.

Bathroom
Fitted with four piece modern white suite comprising deep panelled bath with shower attachment over and mixer

tap, pedestal wash hand basin with mixer tap, tiled double shower enclosure and low-level WC, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to rear, laminate flooring, door to built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water.

Outside
Front garden, enclosed by mature hedge to front and side with well

stocked mature flower and shrub borders, paved hard standing, extensive driveway to the front and side leading to garage and with car parking space for two three cars. Rear garden, enclosed by timber fencing, timber, decking and area with lawn area and well stocked mature flower and shrub borders, side gated access.

Garage
Single garage, Up and over door.