REDMAN CASEY ESTATE AGENTS

116 Harpers Lane, Smithills, Bolton, Greater Manchester, BL1 6HX

Offers In The Region Of £210,000

Charming three bedroom semi detached property located in a superb residential location. Close to Smithills Moor offering good outside recreational space. The property also benefits from gas central heating and many original features including generous room sizes. The property is offered with no onward chain and vacant possession.

- Three Bedroom
- Gas Central Heating
- Vacant Possession
- Period Features
- Utility Room

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Spacious three bedroom semi detached property with many original features, situated in a popular residential location close to local schools, shops, parks and all local amenities. The property is situated close to Smithills Moor and Belmont if you are into the outdoor lifestyle. The property comprises:- Entrance porch, lounge, kitchen diner utility room, to the first floor there are three bedrooms with a family bathroom. This spacious semi detached property is sold with no onward chain and vacant possession viewings are recommended to appreciate all that is on offer.

Porch
Two hardwood glazed windows to front, two uPVC double glazed windows to side, hardwood opaque door to front.

Lounge 12'2" x 22'1" (3.71m x 6.73m)
Hardwood glazed leaded bay window to front with stained glass, hardwood glazed leaded light window to front, coal effect gas fire set in feature tiled surround, radiator, stairs, door to Storage cupboard.

Dining Area 12'0" x 17'1" (3.65m x 5.20m)
UPVC double glazed window to rear, hardwood double glazed window to side, decorative electric fire set in ornate wooden surround, radiator, stairs, open plan to:

Kitchen 9'3" x 8'3" (2.81m x 2.51m)
Fitted with a matching range of base and eye level units with worktop space over with round edged worktops, 1+1/2 bowl stainless steel sink unit with mixer tap, built-in fridge/freezer, built-in electric fan assisted oven, four ring electric hob with pull out extractor hood over, uPVC double glazed window to side, ceramic tiled flooring, hardwood glazed entrance door to rear.

Landing
Door to:

Bedroom 1 11'8" x 13'3" (3.56m x 4.04m)
Hardwood glazed window to rear, Storage cupboard, wardrobe, radiator, two double doors.

Bathroom
Recently refitted with three piece comprising pedestal wash hand basin, recessed shower cubicle with fitted electric power shower with body jets and glass screen and low-level WC, hardwood glazed window to rear, ceramic tiled flooring.

Bedroom 2
Hardwood window to front, two wardrobes, radiator, two double doors, door to:

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Bedroom 3 8'6" x 11'1" (2.60m x 3.37m)
Hardwood glazed window to front, wardrobe, radiator, door to:

Utility Room 9'8" x 7'6" (2.94m x 2.28m)
Fitted with a base units with worktop space, stainless steel sink, plumbing for automatic washing machine, vent for tumble dryer, hardwood glazed window to rear, Boiler cupboard, hardwood half glazed frosted entrance door to rear, door to Storage cupboard, door to Storage cupboard.

Outside Space Front
Walled garden area with mature shrubs and flower beds.

Outside Space Rear
Enclosed yard to rear, entry via wooden gate.

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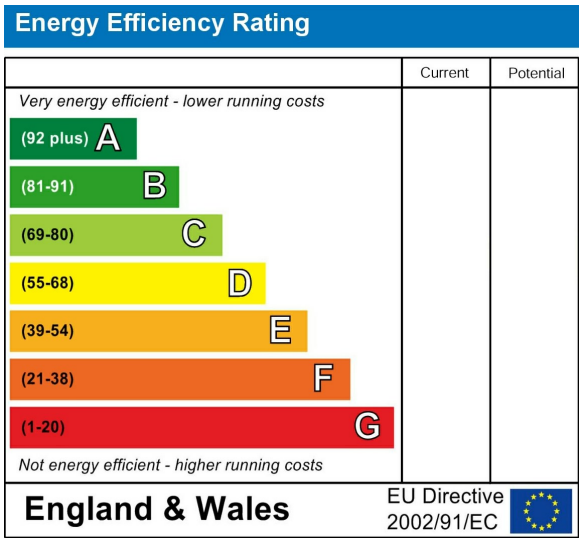
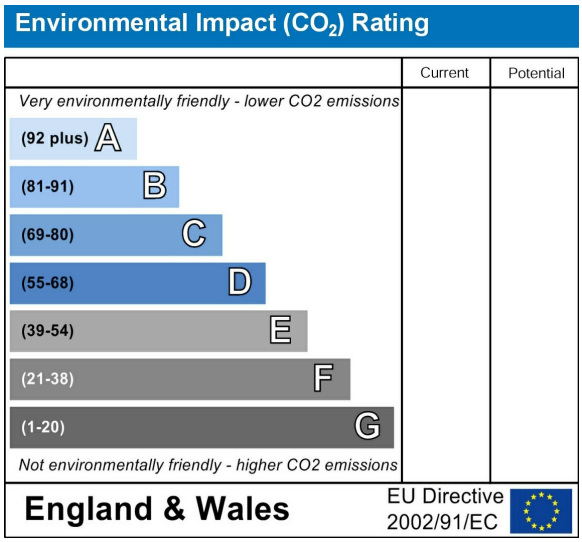
Total area: approx. 111.8 sq. metres (1203.7 sq. feet)

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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