



Total area: approx. 74.5 sq. metres (802.0 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 guarantee unless specifically mentioned.
Plan produced using PlanUp.



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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

3 Longridge Crescent, Smithills, Bolton, BL1 5QZ

Deceptively spacious detached true bungalow offering excellent accommodation with two double bedrooms, modern fitted shower room, L-shaped lounge diner, sun porch to side fitted kitchen, gardens to front and rear and attached single garage. Sold with no chain and vacant possession the property must be viewed to appreciate all that is on offer.

Offers In The Region Of £275,000





Situated on this sought after residential development in Smithills this detached bungalow offers excellent accommodation which is ideally located for access to local amenities, Moss Bank Park and transport links. The property comprises : Hallway, L-shaped lounge diner with sun porch off, fitted kitchen, inner hallway with two double bedrooms both with fitted wardrobes, modern shower room fitted with a white three piece suite, Outside there are open plan gardens to the front with tarmac driveway leading to a single attached garage, to the rear is a private enclosed garden with patio and lawned areas. Viewing is essential to appreciate the size and position of the property on offer. Sold with no chain and vacant possession.

Hall
UPVC frosted double glazed

window to front, built-in double storage cupboard with gas meter, double radiator, uPVC double glazed entrance door, double door, door to:

Lounge/Diner
26'4" x 12'3" (8.03m x 3.73m)
Living flame effect gas fire set in chimney breast, coving to textured ceiling, patio door, door to:

Kitchen
13'2" x 9'5" (4.02m x 2.87m)
Fitted with a matching range of base and eye level units with contrasting rounded worktops, composite sink unit with single drainer, swan neck mixer tap and tiled splashbacks, space for fridge and fridge/freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to side,

radiator, vinyl flooring, uPVC double glazed side door, door to:

Sun Porch
Brick construction with uPVC double glazed windows and polycarbonate roof, uPVC frosted double glazed window to rear, uPVC frosted double glazed window to front, door to:

Hall
Door to:

Bedroom 1
12'11" x 10'6" (3.94m x 3.21m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving and overhead storage, radiator.

Bedroom 2
9'10" x 11'2" (2.99m x 3.40m)
UPVC double glazed window to rear, two built-in double wardrobes with hanging rails,



shelving and overhead storage, radiator.

Shower Room
Fitted with three piece modern white suite comprising double shower enclosure with glass screen, corner wash hand basin in vanity unit with cupboards and mixer tap, low-level W C and heated towel rail, uPVC frosted double glazed window to side,

built-in storage cupboard with shelving, vinyl flooring, full height upvc panelling to all walls, Upvc panelled ceiling with recessed spotlights, door to:

Garage
Attached brick built single garage with power and light connected, Up and over door to front, side door. to garden

Outside

Open plan front garden with lawned area and mature flower and shrub borders, tarmac driveway to the front leading to garage. Private rear garden, enclosed by timber fencing to rear and sides, concrete sun patio with lawned area and mature flower and shrub borders.