REDMAN CASEY ESTATE AGENTS

8 Thornley Avenue, Smithills, Bolton, BL1 6ED

Offers Over £175,000

Superbly presented and improved mid terraced property offering excellent accommodation with two spacious reception rooms, fitted kitchen, two generous double bedroom one with fitted furniture, dressing room / study and large bathroom, The property boasts the option to convert into three bedroom with an easy redesign of the upstairs. Outside there is a gravelled garden to the front and enclosed courtyard to the rear, viewing is essential to appreciate all that is on offer.

- Deceptively Spacious Mid Terraced
- Two Generous Double Bedrooms
- Easy Conversion to Three Bedrooms
- EPC Rating D
- Two Reception Rooms
- Study / Dressing Room
- Upvc Double Glazed & Gas Central Heating
- Council Tax Band A

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Ideally located for access to local amenities, shops and schools along with transport network. This deceptively spacious mid terraced property offers excellent and flexible accommodation which comprise : Porch, hallway lounge , dining room and fitted kitchen. To the first floor there are two generous double bedrooms along with a study / dressing room (POTENTIAL TO REARRANGE THE UPSTAIRS TO MAKE 3 BEDROOMS) and large bathroom fitted with a white suite. Outside there is a small front garden and to the rear an enclosed courtyard, The property benefits from gas central heating (BOILER REPLACED 2024) and Upvc double glazing. Viewing is essential to appreciate all that is on offer.

Porch
Laminate flooring, double glazed entrance door, door to:

Hallway
Feature cast iron double radiator, laminate flooring, coving to ceiling, stairs to first floor landing, door to:

Lounge 12'0" x 11'1" (3.66m x 3.39m)
UPVC double glazed box window to front, wall mounted living flame effect gas fire set in chimney breast, double radiator, laminate flooring, picture rail, two wall lights, coving to ceiling.

Dining Room 13'8" x 11'9" (4.17m x 3.58m)
Feature cast iron double radiator, laminate flooring, uPVC double glazed french doors to rear, open plan, door to Storage cupboard, built-in under-stairs storage cupboard, door to:

Kitchen 10'11" x 8'10" (3.33m x 2.68m)
Fitted with a matching range of beech effect base units with drawers, cornice trims and contrasting round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer and tumble dryer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to side, tiled flooring, wall mounted gas combination boiler serving heating system and domestic hot water.

Bedroom 2 13'7" x 9'5" (4.15m x 2.87m)
UPVC double glazed window to rear, radiator, laminate flooring.

Bedroom 1 11'11" x 14'5" (3.63m x 4.39m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails, shelving, overhead storage and cupboards, fitted matching dressing table and drawers, radiator, laminate flooring, door to:

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Landing
Radiator, access to loft space, door to:

Study 5'0" x 4'11" (1.52m x 1.51m)
UPVC double glazed window to side.

Bathroom
Fitted with three piece white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, ceramic tiling to all walls, uPVC frosted double glazed window to side, built-in storage cupboard, radiator, ceramic tiled flooring, door.

Outside
Front garden, enclosed by dwarf brick wall to front and sides, paved pathway leading to front entrance door with gravelled area.
Rear garden, enclosed by brick wall rear and sides, paved sun patio, rear gated access.

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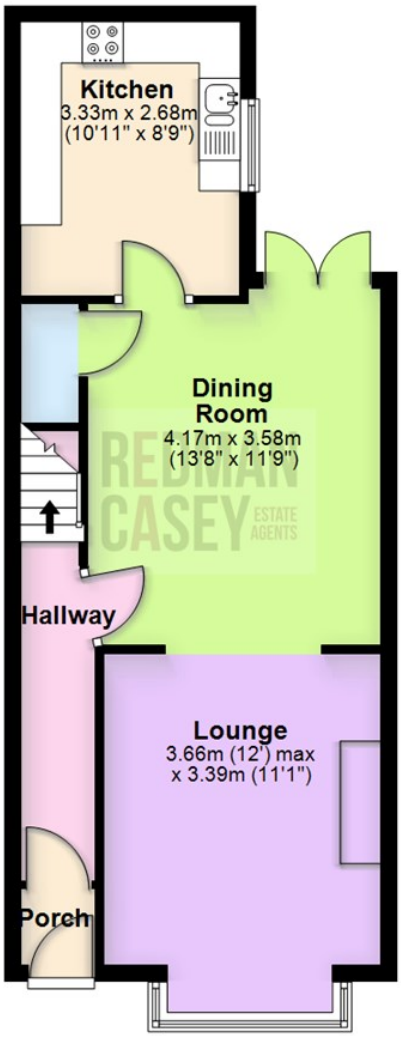
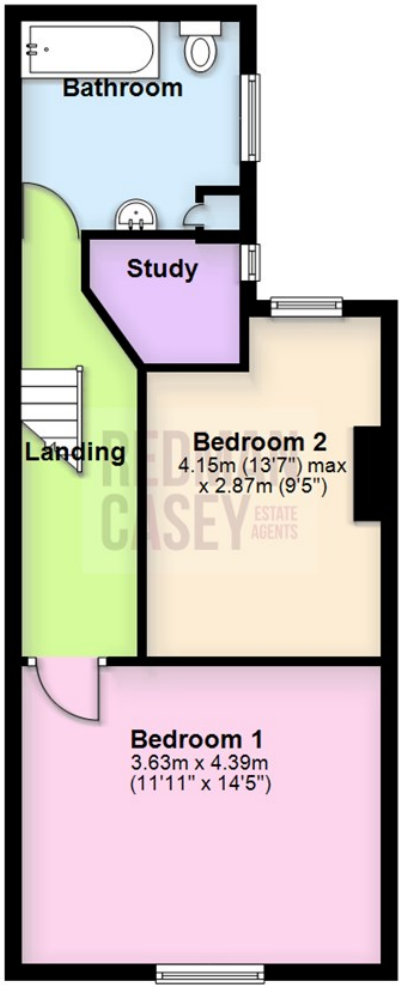
Ground Floor
Approx. 45.0 sq. metres (484.7 sq. feet)



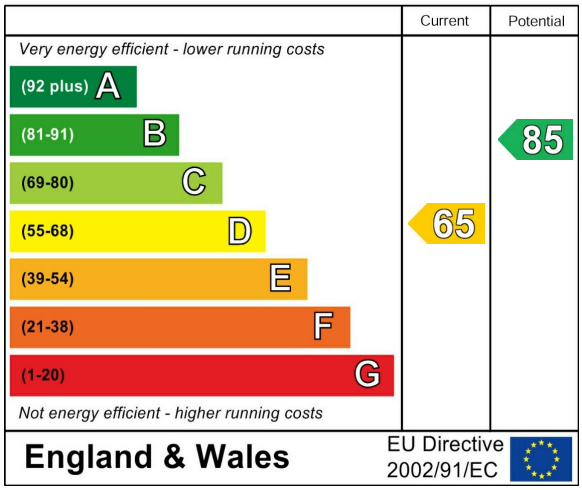
First Floor
Approx. 44.3 sq. metres (476.8 sq. feet)



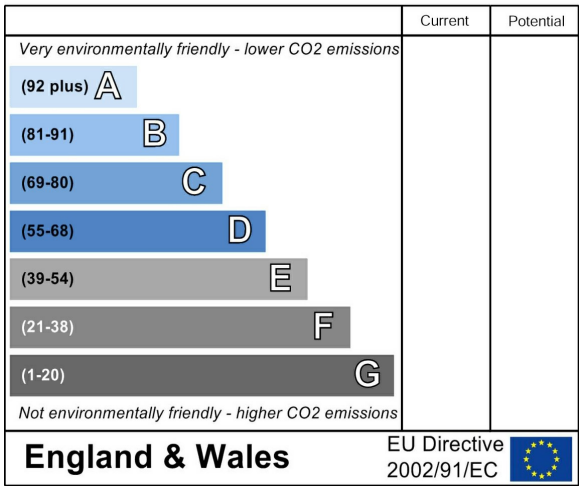
Total area: approx. 89.3 sq. metres (961.4 sq. feet)

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



Environmental Impact (CO_2) Rating



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