

19 Hedley Street, Smithills, Bolton, BL1 3LF



## Offers Around £295,000

4/5 Bedroom extended semi detached property.

Situated in a very popular residential location, close to local shops, schools and all local amenities. This spacious well presented property benefits from off road parking, courtyard garden space to rear, dressing area to master bedroom, fully double glazed, utility area, gas central heating and sun room to rear.

Viewing is highly recommended to appreciate the space, condition and location of this property.

- Extended
- 4/5 Bedrooms
- Doubly Glazing
- Sun Room To Rear
- Awaiting EPC
- Semi Detached
- Off Road Parking
- Central Heating
- Utility Area Council Tax Band B



4/5 bedroom extended semi-detached property. Located in a very popular and residential area, close to local schools, shops and all local amenities. This well presented property comprises:- Hallway, lounge, lounge/bedroom with En-suite, kitchen diner, utility area, sun room. To the first floor there are four bedrooms with a dressing area to the master and a family bathroom. To the outside there is off road parking to the front and enclosed courtyard garden to the rear with outside room. This property benefits from double glazing and gas central heating. Viewing is highly recommended to appreciate the space, condition, location and all that is on offer.



### Hallway

UPVC frosted double glazed window to front, radiator, stairs, :

### Lounge 13'4" x 10'7" (4.06m x 3.23m)

UPVC double glazed box window to front, double radiator.

### Lounge/Bedroom 10'5" x 7'11" (3.17m x 2.42m)

UPVC double glazed window to front, radiator, :

### En-suite

Three piece suite comprising vanity wash hand basin in vanity unit with mixer tap, shower enclosure with glass screen and close coupled WC, uPVC frosted double glazed window to side, heated towel rail.



### Kitchen 9'0" x 16'3" (2.75m x 4.96m)

Fitted with a matching range of base and eye level units with worktop space over, space for fridge and freezer, built-in eye level electric fan assisted oven, built-in four ring gas hob with extractor hood over, double radiator, uPVC double glazed entrance patio door to rear, open plan to:

### Utility Area 9'0" x 4'2" (2.75m x 1.27m)

Fitted with a matching range of base and eye level units with worktop space over with underlighting, 1+1/2 bowl ceramic butler style sink unit with drainer, stainless steel mixer tap and ceramic tiled splashbacks, plumbing for automatic washing machine and dishwasher, vent for tumble dryer, uPVC double glazed window to rear.



### Sun Room

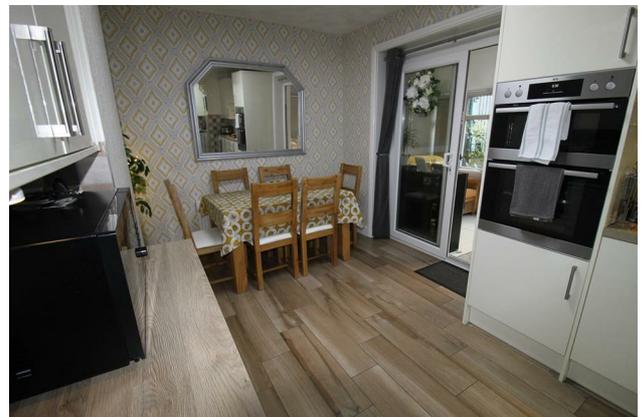
Two uPVC double glazed windows to rear, uPVC double glazed window to side, double radiator, uPVC double glazed entrance patio door to rear.

### Bedroom 1 16'11" x 6'10" (5.16m x 2.09m)

UPVC double glazed window to front, open plan to:

### Dressing Room 6'0" x 6'4" (1.83m x 1.93m)

UPVC frosted double glazed window to side.



**Bedroom 2 13'5" x 10'1" (4.08m x 3.07m)**

UPVC double glazed window to front, built-in wardrobe(s) with hanging rail, shelving, cupboard and drawers, radiator, double door,;

**Landing**

Door to:

**Bedroom 3 9'7" x 10'1" (2.92m x 3.07m)**

UPVC double glazed window to rear, radiator.

**Bedroom 4 9'0" x 6'1" (2.74m x 1.85m)**

UPVC double glazed window to front, radiator.

**Bathroom**

Three piece suite comprising deep panelled bath, vanity wash hand basin in vanity unit with mixer tap, ceramic and tiling to all walls and mirror with shower over and low-level WC, uPVC frosted double glazed window to rear, heated towel rail.

**Outside Front**

Enclosed front garden area laid to artificial grass and off road parking space with double gates to side.

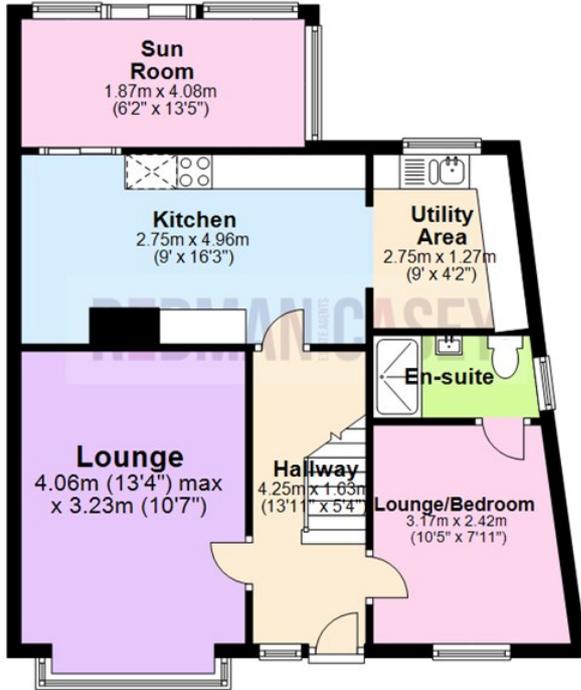
**Enclosed Rear Garden**

Laid with paving and flower beds family seating area with outside entertaining room.



### Ground Floor

Approx. 60.7 sq. metres (653.5 sq. feet)



### First Floor

Approx. 52.7 sq. metres (567.7 sq. feet)



Total area: approx. 113.5 sq. metres (1221.2 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

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

