

189 Valletts Lane, Smithills, Bolton, BL1 6DY



## Asking Price £135,000

Two bedroom mid terraced property. Located in a very popular residential location of Smithills. Close to local primary and secondary schools, local shops and good access to transport links. Benefitting from double glazing, small garden to the front and enclosed spacious yard to the rear. Sold with vacant possession and no chain, in need of some modernising viewing essential to appreciate the potential of this property.

- Two Bedroom
- Mid Terraced
- Sold With No Chain
- Awaiting EPC
- Double Glazed
- Popular Location
- Vacant Possession
- Council Tax Band A



Two bedroom mid terraced property, located in a very popular residential location of Smithills. Close to all local amenities, local shops, transport links, and both secondary and primary schools also close to Moss Bank Park and Smithills Moor. This property comprise:- Entrance porch, lounge, kitchen diner, to the first floor there are two bedrooms and a family bathroom. Benefitting from double glazing, small garden to front, enclosed yard to the rear with seating area. This home needs some modernisation but is sold with vacant possession and no onward chain, viewing recommended to appreciate all that is on offer.

### **Porch**

Hardwood entrance door to front,:

### **Lounge 15'8" x 13'0" (4.78m x 3.96m)**

UPVC double glazed window to front, coal effect gas fire fireplace set in feature wooden surround,:

### **Kitchen/Diner 10'7" x 13'0" (3.23m x 3.96m)**

Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, stainless steel sink unit, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in gas hob, uPVC double glazed window to rear, stairs, hardwood glazed entrance door to rear.

### **Bedroom 1 11'11" x 13'0" (3.63m x 3.96m)**

UPVC double glazed window to front, warm air vent,

### **Bedroom 2 7'10" x 7'9" (2.38m x 2.35m)**

UPVC double glazed window to rear.

### **Bathroom**

Three piece suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC frosted double glazed window to rear.

### **Landing**

Door to:

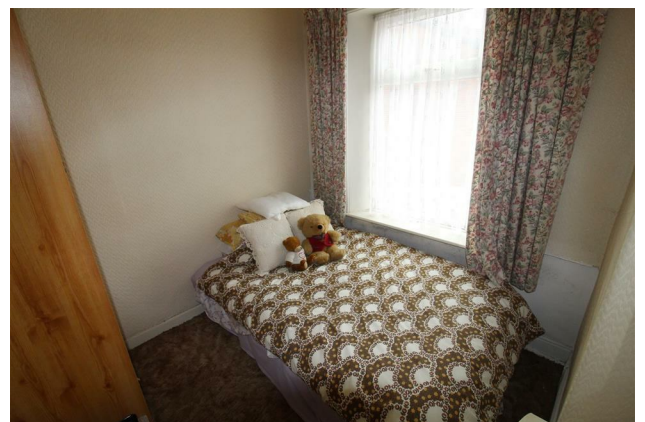
### **Outside Front**

Enclosed small garden to front.

### **Outside Rear**

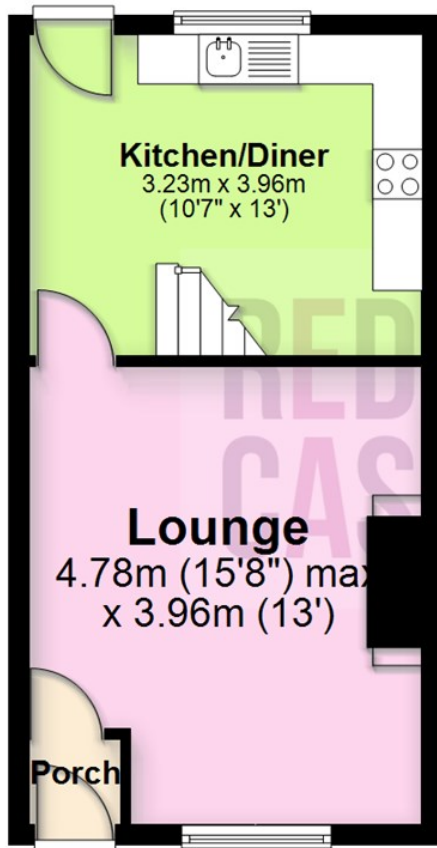
Enclosed rear yard with patio seating area.





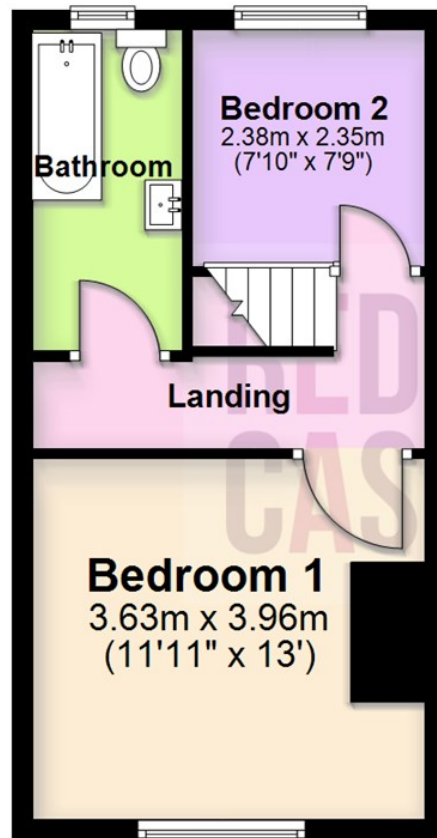
## Ground Floor

Approx. 32.0 sq. metres (344.0 sq. feet)



## First Floor

Approx. 31.5 sq. metres (339.0 sq. feet)



Total area: approx. 63.4 sq. metres (682.9 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.

### 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 CO2 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 CO2 emissions |                                                                                                               |           |
| <b>England &amp; Wales</b>                          | EU Directive 2002/91/EC  |           |

