REDMAN CASEY ESTATE AGENTS

13 Bolton Road, Anderton, Chorley, Lancashire, PR6 9HH

Price £185,000

A deceptively spacious mid terraced over three levels with open views to the front and rear, two double bedrooms, two reception rooms, kitchen, utility, two basement areas, rear patio that can be used as a drive, gas central heating and double glazed windows in superb condition throughout. Early viewing essential to fully appreciate.

- Three Levels
- Two Double Bedrooms
- Two Reception Rooms
- Open Views To Front & Rear
- Two Basement Areas
- EC Rating C

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Positioned on Bolton road, Anderton this spacious mid terraced residence offered over three levels offered in super condition throughout with open views to the front and rear briefly comprising, hall, lounge, dining room, kitchen. On the lower level two basement areas and a utility. On the first floor there are two double bedrooms and a four piece bathroom. The property also benefits from gas central heating and double glazed windows. Externally to the front a flagged patio and to the rear a patio that can also be utilised for parking. The property rests in a prominent spot with easy access to local amenities, transport links, motorway access and shops and restaurants. Internal inspection is highly recommended to fully appreciate.

Hall
Inviting entrance hall with door leading down to basement and utility, doors lead to lounge and dining room, wall mounted radiator, laminate flooring.

Lounge 12'1" x 12'1" (3.69m x 3.68m)
Door from hall to lounge with feature fireplace, power points, double glazed window to front aspect with open views, wall mounted radiator.

Dining Room 13'1" x 12'1" (4.00m x 3.68m)
Access from the hall to dining room with traditional fireplace with ornate surround, power points, wall mounted radiator, double glazed window to rear with open views, access to kitchen, stairs rise to upper level, ample space for dining.

Kitchen 7'9" x 6'10" (2.36m x 2.09m)
Access from dining room to kitchen fitted with a range of wall and base units with contrasting work tops and splash back tiling to compliment, power points, space for cooker, inset single & quarter drainer sink with mixer tap, space for fridge, laminate flooring, double glazed window to rear with open views.

Basement
Steps lead down from the hall to basement with up and over garage door to rear, providing POTENTIAL for a SMALL car to be stored, power points, door to basement area.

Utility 7'9" x 6'10" (2.36m x 2.09m)
Utility area with traditional Belfast sink,plumbed for washing facilities, power points, wall mounted gas central heating boiler, door to rear, double glazed window to rear.

Basement area
Door from basement to second room with window (blocked) to front aspect, power points & light. A fantastic and versatile area.

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Landing
Stairs rise to first floor landing, doors lead to further accommodation.

Bedroom 1 12'1" x 15'9" (3.69m x 4.79m)
Fantastic sized double bedroom with two double glazed windows to the front aspect with open views, power points, wall mounted radiator, space for free standing or built in wardrobes.

Bedroom 2 13'1" x 9'9" (4.00m x 2.98m)
Accessed off the landing to the second double bedroom with space for free standing or built in wardrobes, power points, wall mounted radiator, double glazed window to rear with open elevated views.

Bathroom
A four piece bathroom with traditional roll top bath with separate shower cubicle, pedestal mounted vanity wash basin, low level W.C., tiled floor, partial tiled elevations, double glazed window to rear.

Outside
Flagged patio to front with soil bedded section with traditional brick wall as border

To the rear a flagged patio area either acting as a rear drive or patio area.

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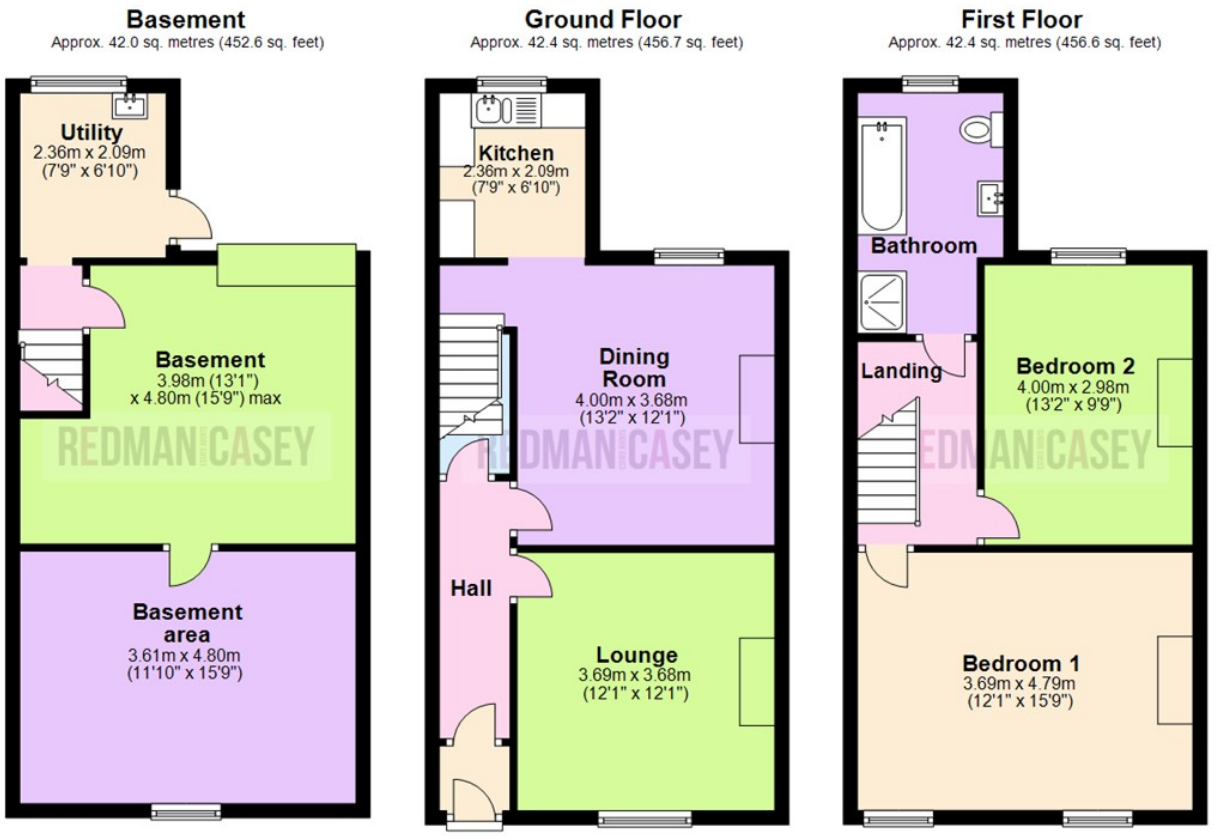
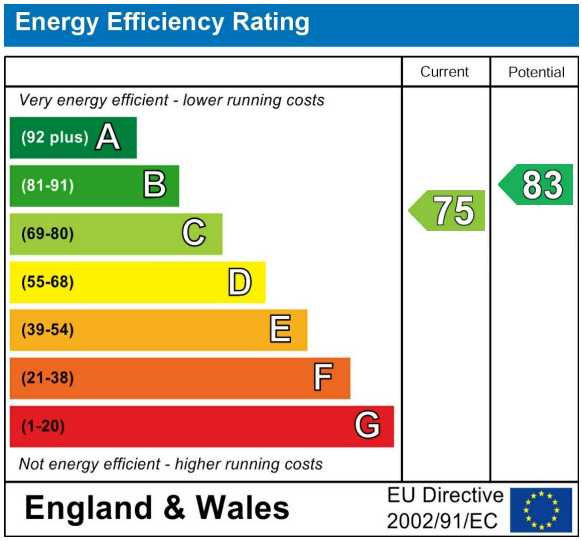
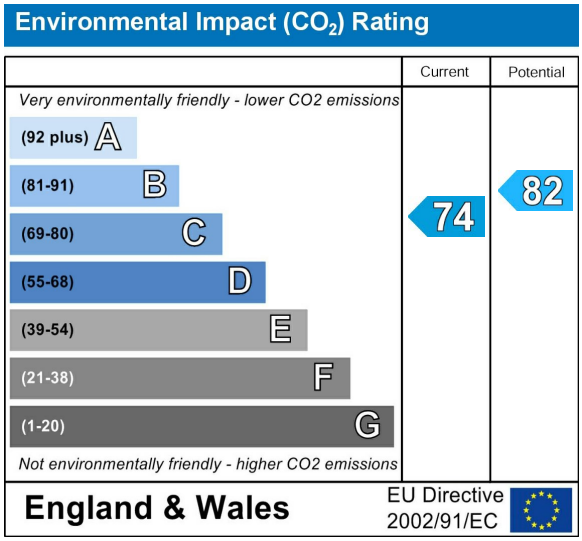


Total area: approx. 126.9 sq. metres (1365.9 sq. feet)

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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.





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