REDMAN CASEY ESTATE AGENTS

# 407 Church Road, Smithills, Bolton, BL1 5RR

## Offers In The Region Of £200,000

This property is ideally located for easy access to local amenities, Moss Bank Park, nearby schools, and transport links to Bolton. It offers spacious accommodation that includes: Ground Floor: Lounge, sitting room, kitchen, vestibule, entrance hall, and a utility room. First Floor: Three generous bedrooms, two with fitted wardrobes, and bedroom one (the master bedroom) also offering open views across Moss Bank Park and the surrounding countryside. There's also a modern bathroom with a three-piece white suite. Outside, the property has a small front garden and a large rear courtyard with a patio, greenhouse, and shed. Additional features include gas central heating, double glazing, and it is sold with no chain, offering vacant possession.

Viewing is essential to fully appreciate everything this property has to offer!

- Two Seperate Reception Rooms
- Kitchen and Utility
- Vacant Possession
- Council Tax Band B
- Three Generous Bedrooms
- Sold With No Chain
- EPC Rating C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax:  | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Ideally located for access to local amenities, Moss Bank park, local schools and transport links to Bolton, the property offers superb accommodation which comprises : Vestibule, entrance hall, lounge, sitting room, kitchen and utility room. To the first floor there are three generous bedroom two with fitted wardrobes and open views across Moss Bank park and open countryside from bedroom one, bathroom fitted with a modern three piece white suite. Outside there is a small garden frontage and to the rear a generous courtyard with patio area, greenhouse and shed. The property benefits from gas central heating and double glazing and is sold with no chain and vacant possession. Viewing is essential to appreciate all that is on offer

**Vestibule**
Quarry tiled flooring, dado rail, coving to ceiling, part glazed entrance door, door to:

**Entrance Hall**
Radiator, coving to ceiling, carpeted stairs to first floor landing, door to:

**Lounge 14'5" x 12'10" (4.39m x 3.92m)**
UPVC double glazed bay window to front, window to rear, coal effect gas fire set in timber surround and tiled inset and hearth, double radiator, coving to ceiling.

**Sitting Room 13'11" x 14'0" (4.23m x 4.27m)**
UPVC double glazed window to rear, coal effect gas fire set in timber Adam style surround and tiled inset and hearth, double radiator, picture rail, coving to ceiling, door to built-in under-stairs storage cupboard.

**Kitchen 9'5" x 8'6" (2.86m x 2.60m)**
Fitted with a matching range of base units with drawers and complementary worktop space, 11/2 bowl stainless steel sink unit with single drainer and mixer tap, complemented tiled splashbacks. The kitchen includes plumbing for dishwasher, electric point for cooker, and has two uPVC double glazed windows to side providing natural light, additional features include a double radiator, and ceramic tiled flooring. A door leads from this area to the next room, adding functional flow to the kitchen space.

**Utility 5'11" x 8'6" (1.80m x 2.60m)**
Fitted base cupboards, plumbing for washing machine, space for fridge/freezer and tumble dryer, uPVC double glazed window to rear, wall mounted gas combination boiler serving heating system and domestic hot water, part glazed door to garden.

**Landing**
Access to part boarded loft with pull down metal ladder and light connected, door to:

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax:  | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

**Bedroom 1 12'5" x 17'3" (3.79m x 5.26m)**
UPVC double glazed window to front with panoramic views of playing field and open countryside, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with part mirrored sliding doors, hanging rails and shelving, double radiator.

**Bedroom 2 14'1" x 11'7" (4.29m x 3.53m)**
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with part mirrored sliding doors, hanging rails and shelving, radiator, coving to ceiling.

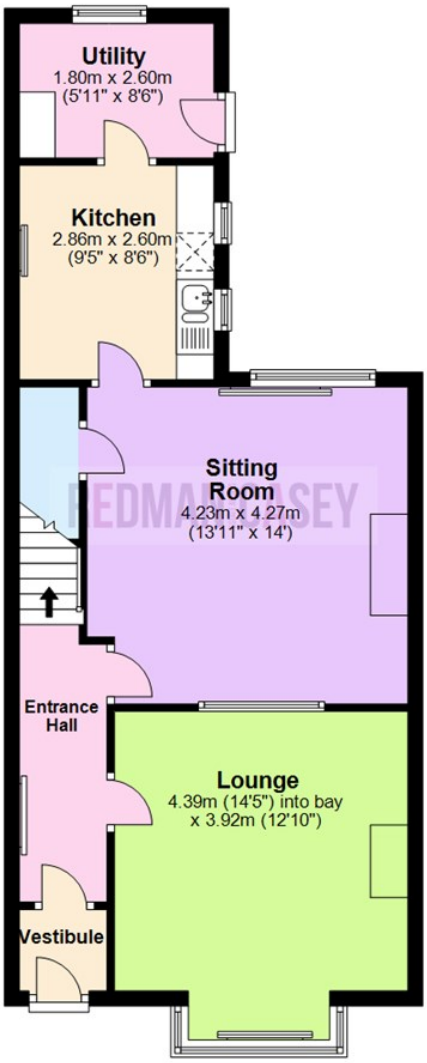
**Bedroom 3 8'11" x 8'9" (2.73m x 2.67m)**
UPVC double glazed window to rear, radiator, laminate flooring.

**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, electric fan heater, shaver point and light, uPVC frosted double glazed window to side, laminate tiled flooring.

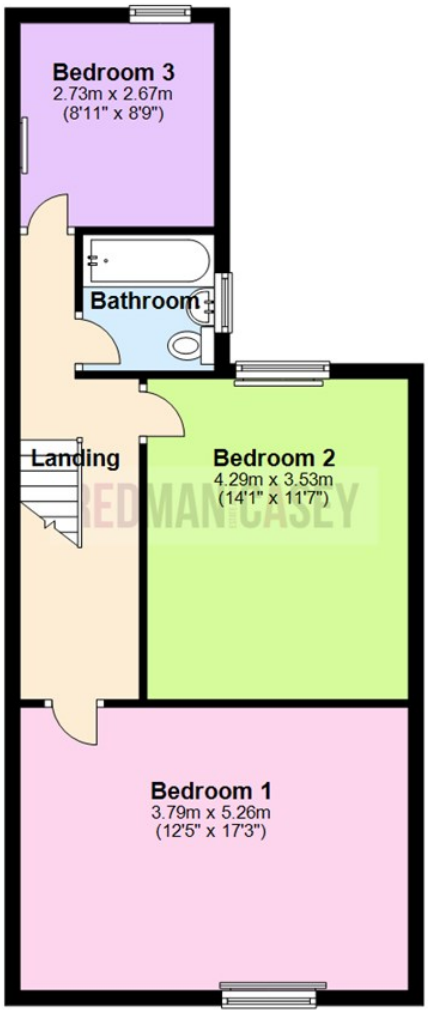
**Outside**
Front garden, dwarf brick wall and wrought iron fencing to front and sides, paved pathway leading to front entrance door, wrought iron gated access, flower and shrub border.
Private rear garden, enclosed by brick wall to rear and sides, paved sun patio with mature flower and shrub borders, greenhouse, timber garden shed, outside cold water tap, rear gated access.

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax:  | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

## Ground Floor
Approx. 55.1 sq. metres (593.2 sq. feet)



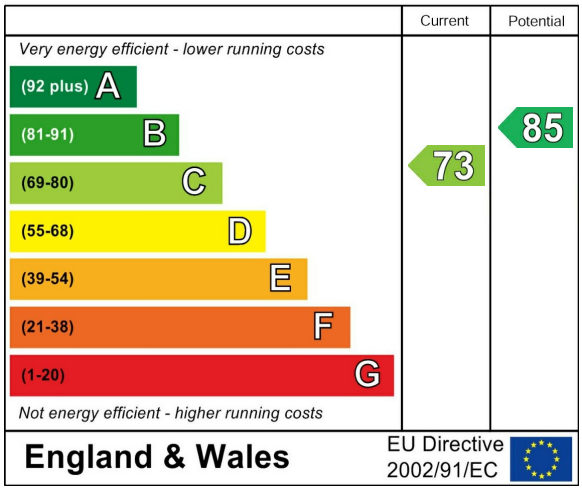

## First Floor
Approx. 55.4 sq. metres (596.1 sq. feet)



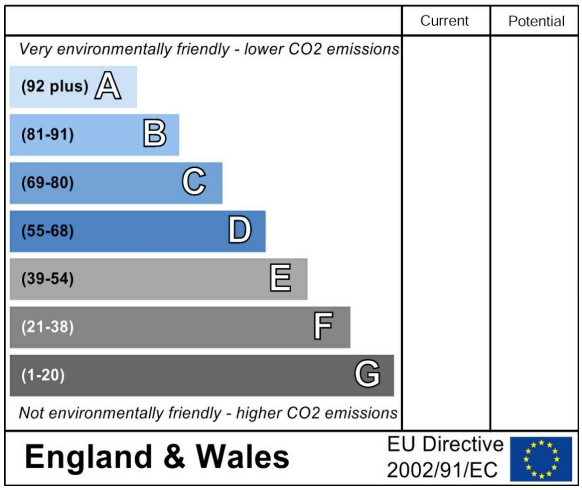

Total area: approx. 110.5 sq. metres (1189.3 sq. feet)

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




69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk