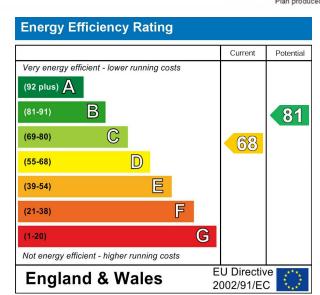
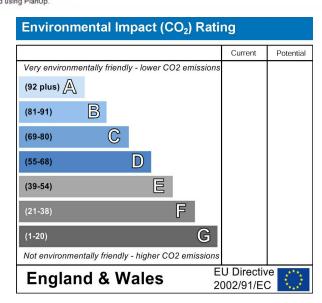
Ground Floor Approx. 46.1 sq. metres (496.1 sq. feet) Kitchen (10'6" x 8') First Floor Second Floor Bedroom 2 Sitting 3.22m x 2.29m (10'7" x 7'6") **Room** 3.90m x 3.47m Shower Room (12'10" x 11'5") Landing Room Entrance Hall (17'4" x 14'5") Bedroom 1 3.60m x 4.39m (11'10" x 14'5") Lounge 4.39m (14'5") into bay x 3.32m (10'11")

Total area: approx. 107.0 sq. metres (1151.2 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.









11 Bennetts Lane, Smithills, Bolton, BL1 6HY

Superbly presented and improved mid terraced property. Ideally located for access to local amenities, schools and Moss Bank Park along with transport links. Offering excellent accommodation with hallway 2 reception rooms and fitted kitchen, to the first floor there are 2 generous bedrooms and superb shower room, to the second floor there is a spacious loft room ideal as a playroom / office or occasional bedroom. Outside there is a small garden to the front and to the rear is an enclosed courtyard with a shed/workshop and access to under house storage. Sold with no chain and vacant possession, viewing is highly recommended.

Offers In The Region Of £185,000













Ideally located for local amenities, double glazed entrance door, door single drainer, stainless steel swan shops and Moss Bank Park along to: with transport links to Bolton this mid terraced property must be viewed to appreciate the space and condition on offer. Offered for sale in superb condition landing, door to: throughout the property comprises: Porch, entrance hall, 2 generous separate reception rooms and a good sized fitted kitchen. To the first floor there are 2 spacious bedrooms and shower room fitted with a modern three piece white suite. To the second floor there is a generous loft room Sitting Room ideal as an office or playroom, or 12'10" x 11'5" (3.90m x 3.47m) potential occasional bedroom. UPVC double glazed window to garden with gravelled area, to the cast iron effect radiator, coving to rear is a paved courtyard with ceiling, open plan to built-in understorage shed / workshop and stairs storage alcove. access to under house storage. Sold with no onward chain and vacant possession. Viewing is 10'6" x 8'0" (3.21m x 2.44m) essential to fully appreciate.

Porch

Ceramic tiled flooring, uPVC

Entrance Hall

carpeted stairs to first floor in with extractor hood over, uPVC

Lounge

14'5" x 10'11" (4.39m x 3.32m) UPVC double glazed leaded bay window to front, ornamental fireplace with feature surround, Feature cast iron style radiator, coving to ceiling.

Outside there is a small front rear, coal effect gas fire, Feature

Kitchen

Fitted with a matching range of oak effect base and eye level units with underlighting and drawers, 1+1/2 bowl ceramic sink unit with

neck mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge and Radiator, coving to ceiling, freezer, gas point for cooker, builtdouble glazed leaded window to side, Festure cast iron effect radiator, vinyl flooring, part glazed door to rear.

Landing Door to:

Bedroom 1

11'10" x 14'5" (3.60m x 4.39m) UPVC double glazed leaded window to front, fitted bedroom suite with a range of wardrobes comprising four double wardrobes with hanging rails and shelving, fitted matching drawers, Feature cast iron effect radiator, coving to ceiling.

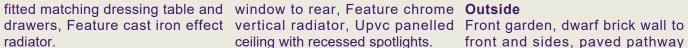
Bedroom 2

10'7" x 7'6" (3.22m x 2.29m) UPVC double glazed window to rear, fitted double wardrobe(s),









Shower Room

radiator.

Fitted with three piece modern Built-in over-stairs storage iron gated access. white suite with tiled double cupboard, stairs, door. shower enclosure with shower over, inset wash hand basin in vanity unit with cupboards under, drawers and mixer tap and WC with hidden cistern, heated towel rail, uPVC frosted double glazed

ceiling with recessed spotlights.

Hall

Loft Room

17'3" x 14'5" (5.27m x 4.39m) Twodouble glazed velux skylight, built-in storage cupboard, sloping ceiling with exposed beams, access to eaves space, door.





front and sides, paved pathway leading to front entrance with gravelled paved area, wrought

Rear enclosed by brick wall to sides, paved patio, storage shed, rear gated access, outside cold water tap, security lighting, access to under house storage area.