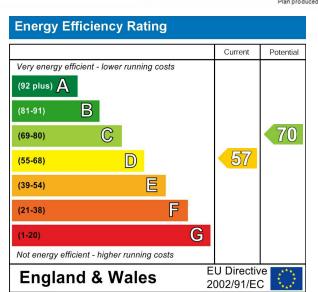
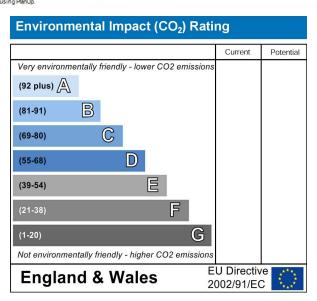




Total area: approx. 111.6 sq. metres (1200.9 sq. feet)

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 membraed.









# 73 Smethurst Lane, Morris Green, Bolton, Greater Manchester, BL3 3QJ

Superbly presented and deceptively spacious 3 bedroom semi detached property. Ideally located for access to local amenities, shops, schools and transport links for M61, the property offers flexible accommodation and was formerly 4 bedrooms. internally the property has been improved and well decorated to provide a wonderful family home with two reception rooms. shower room, breakfast kitchen, master bedroom and utility to the ground floor, family bathroom and two further generous bedrooms to the first floor. Outside there are gardens to the front along with driveway parking for two / three cars and a detached garage. At the rear there is a private gardens with lawned area and timber decking patio. Viewing is essential to appreciate all that is on offer.

# Offers In The Region Of £255,000













Ideally located for access to M61 local Lounge shops schools and other amenities this 18'4" x 11'11" (5.59m x 3.62m) make an impressive master bedroom double door to: fully fitted with wardrobes and drawers. Benefitting from gas central heating vis a combination boiler and double glazing throughout the property comprises :-Porch, hallway, lounge with patio door to garden, separate dining room, fitted breakfast kitchen, utility area, wet room Kitchen and master bedroom. To the first floor 9'11" x 11'1" (3.02m x 3.38m) condition on offer.

### Porch

Part glazed entrance door, door to:

## Hallway

Radiator, dado rail, open plan, door to:

# **Dining Room**

12'11" x 11'11" (3.93m x 3.62m)

UPVC double glazed window to front, 2'7" x 5'8" (0.79m x 1.72m) radiator, laminate flooring, stairs to first Plumbing for washing machine, uPVC floor landing.

there is a further 2 generous bedrooms Fitted with a matching range of oak Bedroom 1 and stunning family bathroom fitted with fronted base and eye level units with 19'3" x 10'9" (5.87m x 3.28m) a contemporary 4 piece white suite. contrasting worktop space, matching UPVC double glazed window to front, with extractor hood over, built-in drawers to unit, two radiators. microwave, uPVC double glazed window to rear, uPVC double glazed window to side, double radiator, vinyl flooring, ceiling with recessed low- Bedroom 2 voltage spotlights, double glazed door to 13'6" x 3'3" (4.12m x 1.00m) garden, door to:

### **Shower Room**

Three piece suite comprising tiled deceptively spacious property offers Coal effect electric fire set in marble double shower area, wall mounted excellent accommodation for a growing surround, double radiator, laminate wash hand basin with mixer tap, lowfamily. Previously 4 bedrooms the flooring, dado rail, coving to ceiling, level WC and full height ceramic tiling to current owners knocked two into one to double glazed patio door to garden, all walls, heated towel rail, uPVC frosted double glazed window to side, ceramic tiled flooring.

### Utility

frosted double glazed window to side, laminate flooring, half height ceramic tiling to all walls.

Outside there are gardens to front and breakfast bar, 1+1/2 bowl stainless window to side, fitted bedroom suite rea along with driveway parking for 2-3 steel sink unit with single drainer and with a range of wardrobes comprising 5 cars and a detached garage. Viewing is mixer tap, integrated fridge/freezer and fitted double wardrobes with hanging essential to appreciate the size and dishwasher, built-in eye level electric fan rails, shelving and overhead storage, assisted double oven, four ring gas hob fitted matching bedside cabinets and

# Landing

UPVC double glazed window to rear with views over allotments and open fields, radiator, sliding door to:













# Cupboard

mirrored sliding doors and hanging rails.

### Bedroom 3

9'7" x 11'2" (2.92m x 3.40m)

UPVC double glazed window to side, double radiator, laminate flooring, sloping ceiling.

### **Bathroom**

Fitted with four piece modern white suite comprising deep panelled bath with shower attachment over and mixer

serving heating system and domestic gated access. hot water

## **Outside**

Front garden, enclosed by mature hedge to front and side with well

tap, pedestal wash hand basin with stocked mature flower and shrub Built-in wardrobe(s) with full-length mixer tap, tiled double shower borders, paved hard standing, extensive enclosure and low-level WC, full height driveway to the front and side leading to ceramic tiling to all walls, heated towel garage and with car parking space for rail, uPVC frosted double glazed two three cars. Rear garden, enclosed window to rear, laminate flooring, door by timber fencing, timber, decking and to built-in boiler cupboard, housing wall area with lawned area and well stocked mounted gas combination boiler mature flower and shrub borders, side

# Garage

Single garage, Up and over door.