

45 Barcroft Road, Smithills, Bolton, BL1 6JA



Offers In The Region Of £250,000

Well presented three bedroom semi detached property, located in a superb residential location. Close to local secondary and primary schools local amenities and easy walking distance to the open country side and Moss Bank Park. Currently open plan but has the easy option to put back to two reception rooms and modern fitted kitchen, three bedrooms (two double one single, shower room with modern 3 piece suite, large rear garden. Off road parking to front. This home benefits from gas central heating and double glazing and is highly recommended for viewing to appreciate the space, location, and condition.

- Well Presented 3 Bedroom Semi Detached
- Modern Fitted Kitchen
- Sold with Vacant Possession
- EPC Rating D
- Option for 2 Separate Reception Rooms and Hallway
- Potential to Extend
- Early Viewing Recommended
- Council Tax Band C



Spacious three bedroom semi detached property. Situated in this very popular and desirable location close to local schools, shops, amenities and the popular Moss Bank Park. Also benefiting from double glazing, gas central heating Large mature garden tp rear with patio seating area and potential for extension should the need arise. The property comprises, Entrance hall, lounge, open plan to dining room with easy fix back to separate rooms, modern fitted white kitchen. To the first floor there are three bedrooms two of which are double and a further single, large shower room fitted with a three piece suite. Gardens to the front with off road parking and large rear garden. This property offers spacious accommodation in a superb location and viewing is highly recommended to appreciate all that is on offer.

Entrance Hall

Two uPVC double glazed leaded windows to front, radiator, uPVC double glazed entrance door, door to:

Dining Area 12'4" x 11'4" (3.75m x 3.45m)

Two radiators, coving to ceiling, uPVC double glazed patio door to garden, open plan, door to:

Lounge 12'10" x 12'4" (3.90m x 3.76m)

UPVC double glazed leaded bay window to front, wall mounted coal effect gas fire with ornate marble surround, radiator.

Kitchen 9'4" x 7'0" (2.84m x 2.13m)

Fitted with a matching range of modern white base and eye level units with underlighting, drawers, cornice trims and contrasting worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, eye level electric fan assisted double oven, four ring induction hob with extractor hood over, uPVC double glazed window to rear, built-in under-stairs storage cupboard, radiator, vinyl flooring, ceiling with recessed spotlights, wall mounted concealed gas combination boiler serving heating system and domestic hot water, stairs, door, door to garden.

Landing

UPVC frosted double glazed leaded window to side, door to:

Bedroom 1 13'8" x 12'5" (4.17m x 3.78m)

UPVC double glazed leaded bay window to front, radiator, laminate flooring.

Bedroom 2 12'5" x 11'5" (3.78m x 3.47m)

UPVC double glazed window to rear, radiator, laminate flooring.

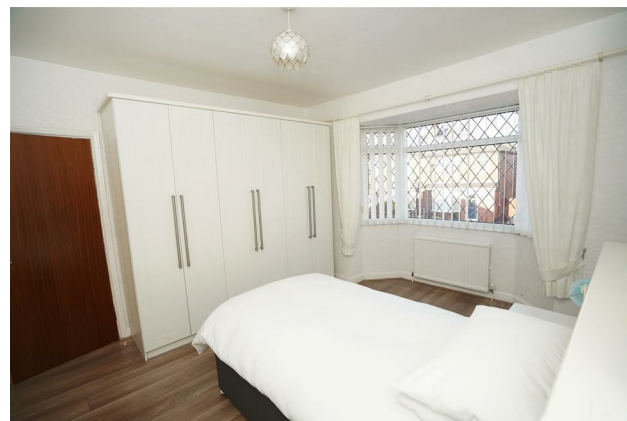


Bedroom 3 8'9" x 6'0" (2.67m x 1.83m)

UPVC double glazed leaded window to front, radiator, laminate flooring.

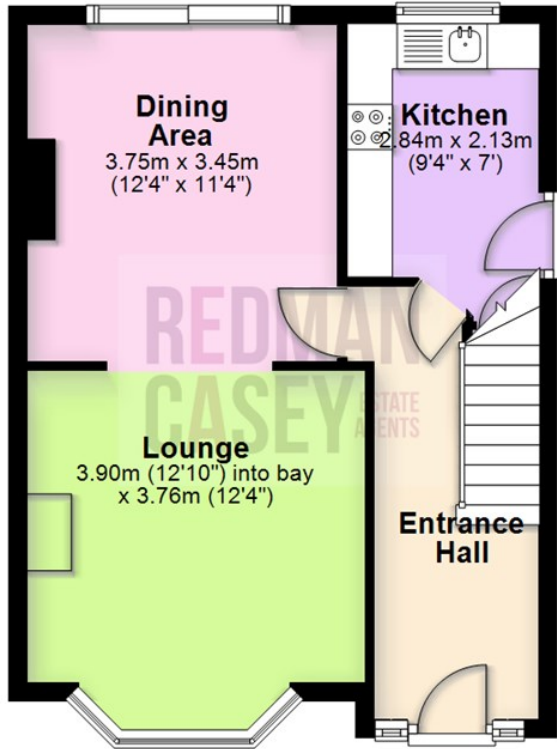
Bathroom

Fitted with three piece modern white suite comprising pedestal wash hand basin, tiled shower enclosure and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, window to side, radiator, laminate tiled flooring.



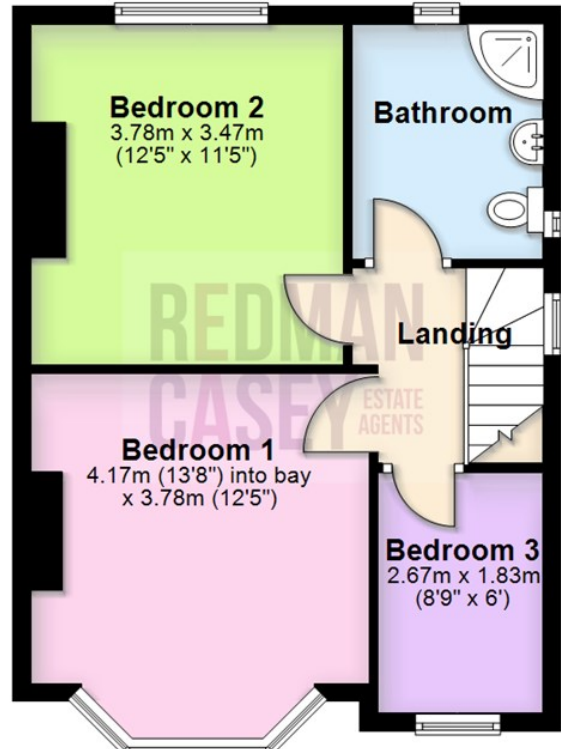
Ground Floor

Approx. 42.6 sq. metres (458.8 sq. feet)



First Floor

Approx. 42.9 sq. metres (461.3 sq. feet)



Total area: approx. 85.5 sq. metres (920.1 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	79
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

