

8 Cope Bank East, Smithills, Bolton, BL1 6DX



## Offers In The Region Of £250,000

Deceptively spacious extended end town house, located in this sought after area of Smithills. The property offers superb accommodation with 2 large reception rooms, fitted kitchen and utility, office/ study and wc. To the first floor there are 3 generous bedrooms the master having a dressing room off and family bathroom with 4 piece suite. Outside there are gardens to the front and rear and there is off road parking allocated to the property. Sold with no chain and vacant possession.

- Extended 3 Bedroom Town House
- Fitted Kitchen & Utility
- Off Road Parking
- EPC Rating D
- Two Reception Rooms
- Study and Dressing Room
- Vacant Possession
- Council Tax Band D



Situated in a tucked away position this deceptively spacious extended end town house offers fantastic accommodation throughout. The property is ideally located for access to local amenities, shops and schools and benefits from gas central heating, double glazing and off road parking. Internally the property comprises entrance porch, dining room with archway to fitted kitchen, utility room, wc and office / study. To the rear is a lounge with bay window overlooking the rear garden. To the first floor there are three generous bedrooms, the master having an en suite dressing room with built in wardrobes and vanity sink unit, bedroom 2 has built in full height mirrored wardrobes. The bathroom has a four piece suite with separate shower. Outside there are gardens to the front and rear both with paved patio areas and to the front is an allocated parking area. The property is sold with no chain and vacant possession, viewing is highly advised to appreciate the space and location on offer

### **Porch**

UPVC double window to side, uPVC double glazed window to side, ceramic tiled flooring, uPVC double glazed entrance door, door to:

### **Dining Room 14'11" x 13'8" (4.55m x 4.17m)**

UPVC double glazed window to front, built-in under-stairs storage cupboard, double radiator, stairs to first floor landing, open plan, door to:

### **Kitchen 12'0" x 9'7" (3.66m x 2.93m)**

Fitted with a matching range of base and eye level units with underlighting, drawers, cornice trims and contrasting round edged worktops, wine rack, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated dishwasher, space for fridge/freezer, built-in eye level electric fan assisted double oven, four ring halogen hob with extractor hood over, uPVC double glazed window to front, double radiator, ceramic tiled flooring, open plan, door to:

### **Utility 5'11" x 6'10" (1.80m x 2.08m)**

Base and eye level cupboards with round edged worktops, plumbing for washing machine, space for tumble dryer, ceramic tiled flooring, door to:

### **WC**

UPVC frosted double glazed window to side, fitted with piece suite comprising, wall mounted wash hand basin with tiled splashback and low-level WC, ceramic tiled flooring, wall mounted gas combination boiler serving heating system and domestic hot water.



**Study 7'1" x 9'7" (2.15m x 2.93m)**

UPVC double glazed window to rear, double radiator, uPVC double glazed door to garden.

**Lounge 14'5" x 13'8" (4.40m x 4.17m)**

Window to rear, window to side, uPVC double glazed bay window to rear, coal effect gas fire set in ornate Adam style surround and marble effect inset and hearth, double radiator, coving to ceiling.

**Landing**

Door to:

**Bedroom 1 11'10" x 13'10" (3.61m x 4.22m)**

UPVC double glazed window to rear, double radiator, open plan, door to:

**Dressing Room 7'1" x 9'7" (2.15m x 2.93m)**

UPVC double glazed window to rear, two built-in double wardrobes, inset wash hand basin in vanity unit with cupboards under and tiled splashback, radiator.

**Bedroom 2 11'7" x 13'8" (3.53m x 4.17m)**

Double glazed window to front, fitted bedroom suite with a range of wardrobes comprising fitted triple wardrobe(s) with full-length mirrored sliding door, double radiator, door to built-in over-stairs storage cupboard.

**Bedroom 3 8'6" x 9'7" (2.58m x 2.93m)**

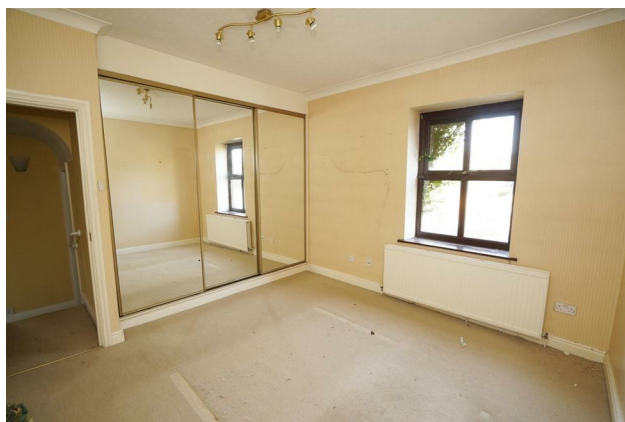
Radiator, door to:

**Bathroom**

Fitted with four piece coloured suite comprising deep panelled bath, pedestal wash hand basin, tiled shower enclosure with electric shower over and low-level WC, half height ceramic tiling to all walls, uPVC frosted double glazed window to side, double radiator.

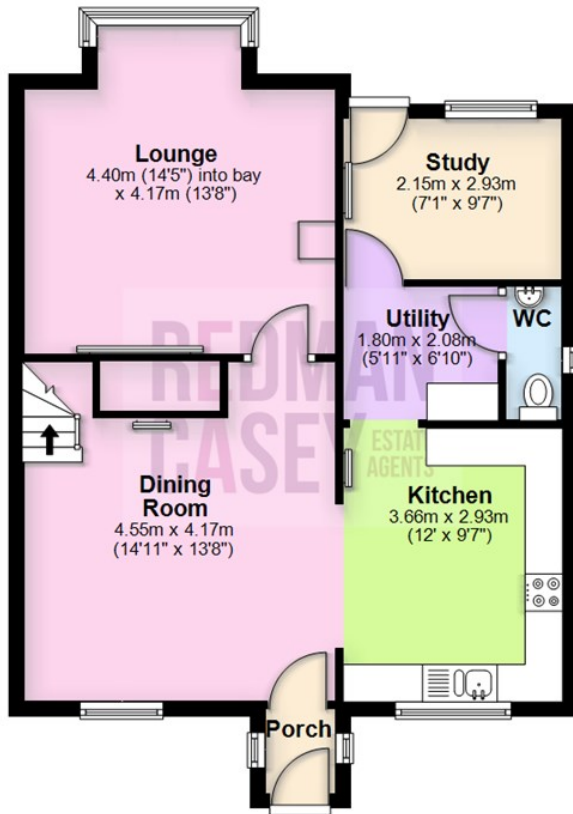
**Outside**

Front garden, enclosed by timber fencing to front and sides with mature flower and shrub borders and paved sun patio. Private rear garden, enclosed by stone wall to rear and sides, paved sun patio, side gated access.



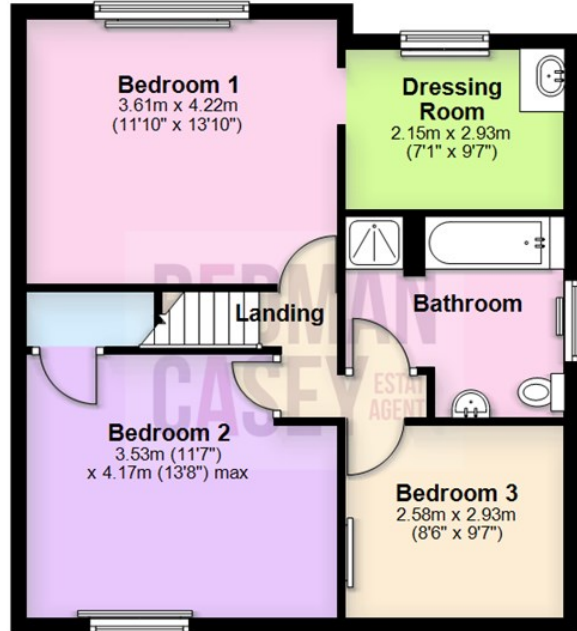
### Ground Floor

Approx. 60.7 sq. metres (653.1 sq. feet)



### First Floor

Approx. 56.6 sq. metres (609.7 sq. feet)



Total area: approx. 117.3 sq. metres (1262.8 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>55</b>	<b>83</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

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

