REDMAN CASEY ESTATE AGENTS

29 Brentford Avenue, Smithills, Bolton, BL1 6EW

£245,000

Superbly presented and extended 3 bedroom semi detached property, ideally located in the highly popular area of Smithills. The property offers excellent accommodation which has been sympathetically improved by the current owner to provide a fantastic family home. Offering two reception rooms, fitted extended kitchen, three bedrooms and bathroom, the property has gardens to the front and rear and off road parking for 1 car. The property also benefits from gas central heating, double glazing and is well placed for access to local amenities, shops and local schools along with Moss Bank Park and transport links, viewing is essential to appreciate all that is on offer.

- 3 Bedroom Extended Semi Detached
- Two Reception Rooms
- Hallway and Extended Kitchen
- Gardens and Off Road Parking
- Well Presented Throughout
- Viewing Essential
- EPC Rating C
- Council Tax Band C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated in this highly popular residential area of Smithills, this well appointed and extended semi detached property offers excellent accommodation that has been modernised by the current owners to a high standard and will make a great family home. The accommodation briefly comprises : Entrance hall, lounge with stunning antique fireplace, extended kitchen fitted Nov 21 , dining / sitting room with a multi fuel stove. To the first floor there are three bedrooms and family bathroom fitted with a three piece white suite. Outside there is a small front garden and paved driveway with off road parking for 1 car, to the rear is a enclosed garden with lawn and patio areas, well stocked beds and fruit tree border. The property benefits from gas central heating and double glazing and is ideally located for access to Moss Bank park, local schools and transport links along with shops and other amenities. Viewing is essential to appreciate all that is on offer.

Entrance Hall
Frosted double glazed window to front with stained glass, built-in under-stairs storage cupboard, double radiator, dado rail, carpeted stairs to first floor landing, uPVC double glazed entrance door, door to:

Lounge 14'3" x 13'5" (4.35m x 4.08m)
UPVC double glazed box window to front, coal effect gas fire set in feature timber surround and marble inset and hearth, double radiator, picture rail, coving to ceiling.

Kitchen 12'9" x 7'7" (3.88m x 2.31m)
Fitted with a matching range of cream base and eye level units with drawers, cornice trims and contrasting worktops, composite sink unit with single drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in eye level electric fan assisted oven, four ring gas hob with extractor hood over, built-in microwave, uPVC double glazed window to rear, ceramic tiled flooring, timber panelled ceiling with recessed spotlights, open plan to:

Dining Room 12'0" x 12'8" (3.66m x 3.85m)
Two windows to rear, feature fireplace with brick built surround and slate hearth, solid fuel burner stove with glass door in chimney, double radiator, picture rail, coving to ceiling, uPVC double glazed french doors to garden, door to:

Landing
UPVC frosted double glazed window to side, dado rail, access to loft, door to:

Bedroom 1 12'0" x 11'11" (3.66m x 3.63m)
UPVC double glazed window to front, radiator, Painted timber flooring, two wall lights, coving to ceiling.

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Bedroom 2 9'9" x 11'11" (2.97m x 3.63m)
UPVC double glazed window to rear, radiator, picture rail.

Bedroom 3 8'4" x 7'6" (2.54m x 2.29m)
UPVC double glazed window to front, radiator.

Bathroom
Fitted with three piece white suite comprising deep panelled bath with electric shower over and folding glass screen, pedestal wash hand basin and low-level WC, half height ceramic tiling to two walls, uPVC frosted double glazed window to rear, vinyl flooring, wall light(s), half height timber panelling.

Outside
Front garden, enclosed by dwarf brick wall to front and sides, paved driveway with gravelled pathway and flower and shrub borders.
Rear garden, enclosed by timber fencing to rear and sides, paved sun patio with lawned area and mature flower and shrub borders, timber garden shed.

Storage
Brick built storage room accessed from rear garden.

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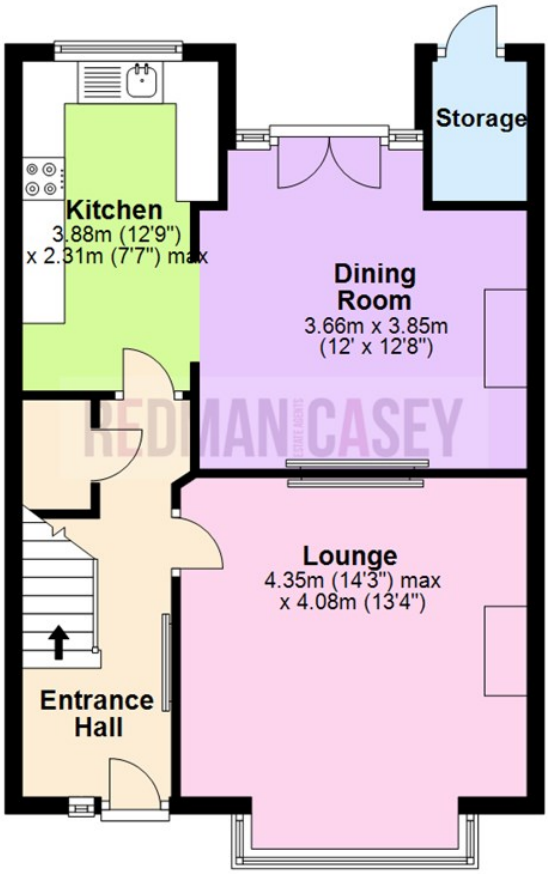
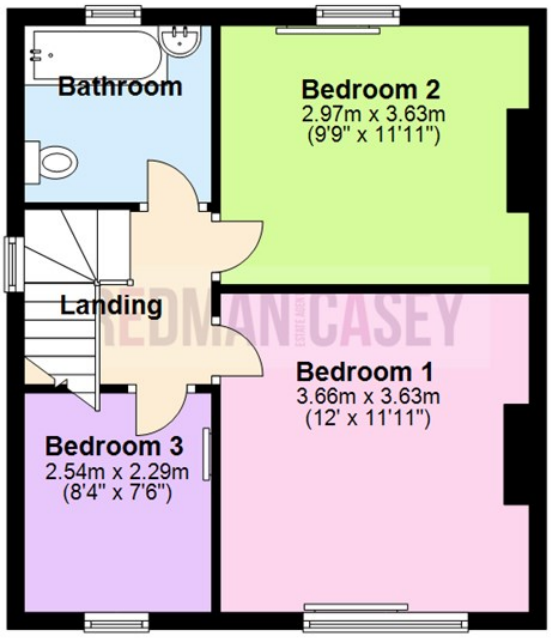
Ground Floor

Approx. 49.4 sq. metres (531.9 sq. feet)



First Floor

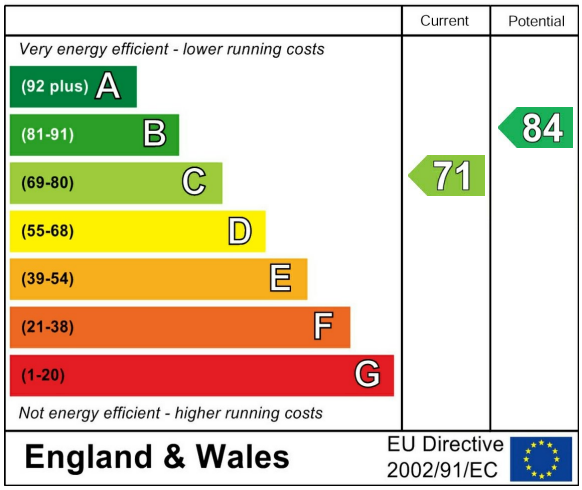
Approx. 40.0 sq. metres (430.8 sq. feet)



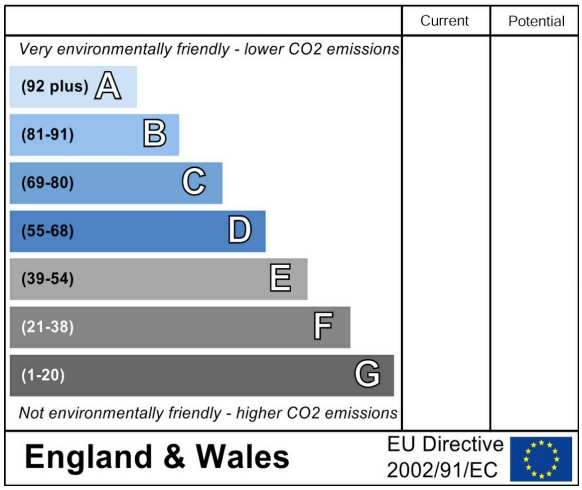
Total area: approx. 89.4 sq. metres (962.7 sq. feet)

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



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