REDMAN CASEY ESTATE AGENTS

8 Brentford Avenue, Smithills, Bolton, BL1 6EW

Offers In The Region Of £175,000

Well presented semi detached property offered for sale with no chain and vacant possession. The property offers excellent accommodation with potential to alter into three bedrooms (currently 2) spacious lounge with bay, fitted dining kitchen, 2 double bedrooms and three piece bathroom, generous gardens. Viewing essential to appreciate all that is on offer and the potential for alteration.

- Semi Detached Property
- Potential To Convert top 3 Bedrooms
- Gardens to Front & Rear
- EPC Rating TBC
- Currently 2 Double Bedrooms
- Lounge and Fitted Kitchen
- No Chain
- Council Tax Band B

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Located on this quiet no through road we are pleased to offer for sale this delightful two double bedroom semi detached property. This family home has been lived in for over 60 years but maintained to a good standard throughout and offers flexibility to alter into 3 bedrooms. At present the property comprises : Vestibule, lounge with bay window, fitted dining kitchen. To the first floor there are two generous double bedrooms and a bathroom fitted with a three piece white suite. Outside there are gardens to the front and generous private lawned gardens to the rear with potential to extend should the need arise. Sold with no chain and vacant possession, viewing is essential to appreciate all that is on offer.

Vestibule
Double glazed entrance door, door to:

Lounge 13'2" x 14'2" (4.02m x 4.32m)
UPVC double glazed bay window to front, coal effect gas fire with ornate Adam style surround and marble effect inset and hearth, radiator, two wall lights, coving to ceiling, door to:

Kitchen/Diner 12'4" x 14'2" (3.77m x 4.32m)
Fitted with a matching range of oak fronted base and eye level units with underlighting, drawers, cornice trims and contrasting round edged worktops, corner display shelves, composite sink unit with mixer tap and tiled splashbacks, integrated fridge and freezer, built-in electric fan assisted oven, four ring gas hob with pull out extractor hood over, uPVC double glazed box window to rear, radiator, vinyl flooring, carpeted stairs to first floor landing, uPVC double glazed door to garden, door to

Cupboard
built-in under-stairs storage cupboard, frosted window to side, plumbing for washer.

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

Bedroom 1 13'4" x 14'2" (4.07m x 4.32m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails and shelving, radiator.

Bedroom 2 12'2" x 9'3" (3.72m x 2.81m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising built-in triple with hanging rails and shelving, radiator.

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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, full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, radiator, vinyl flooring.

Outside
Front garden, paved pathway leading to front entrance door with mature flower and shrub borders.
Private rear garden, enclosed by timber fencing and mature conifer hedge to rear and sides, paved sun patio with lawned area and mature flower and shrub borders, timber brick-built garden storage shed, side gated access.

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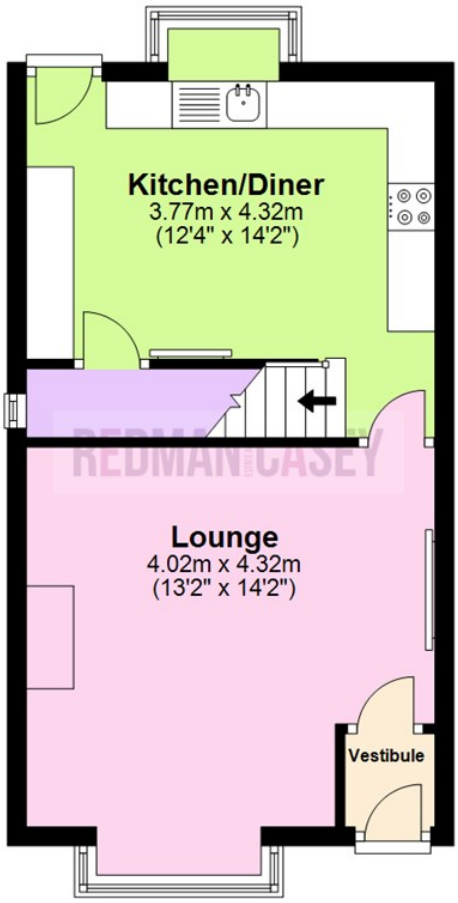
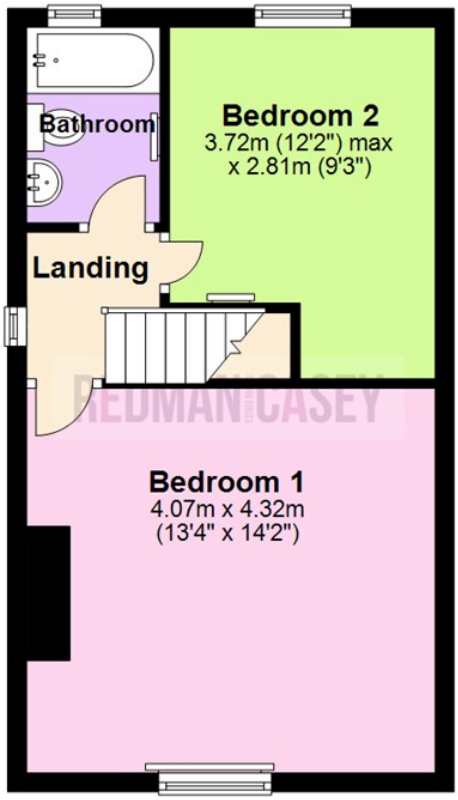
Ground Floor

Approx. 34.9 sq. metres (375.6 sq. feet)



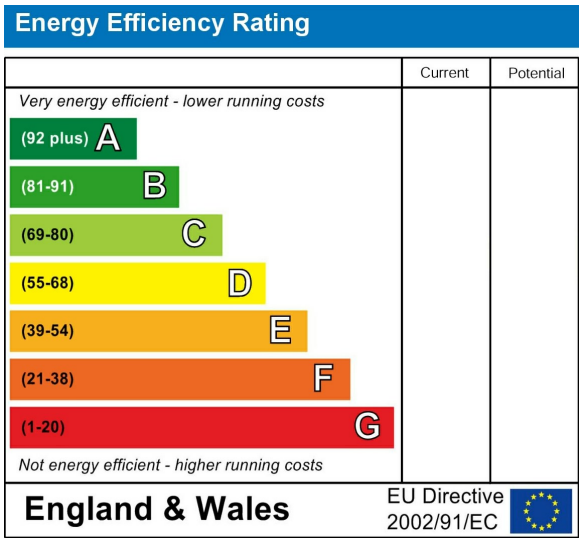
First Floor

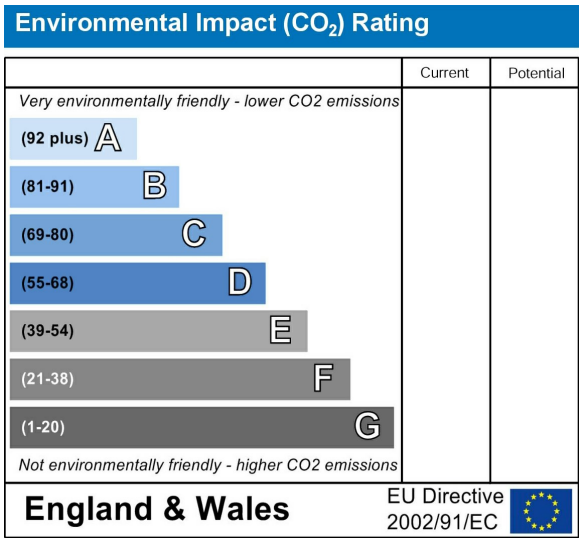
Approx. 34.1 sq. metres (367.3 sq. feet)



Total area: approx. 69.0 sq. metres (742.9 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 mentioned.
Plan produced using PlanUp.





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