



142 Ivy Road, Smithills, Bolton, Greater Manchester, BL1 6EF

Price £167,500

- 4 Bedrooms
- Part PVCu Double Glazing
- Enclosed Rear Gardens
- 2 Receptions
- Fitted Breakfast Kitchen
- Popular Residential Location



Porch

Door to:

Entrance Hall

Window to side, double radiator, laminate flooring, stairs, door to built-in under-stairs storage cupboard, door to:

Lounge 14'7" x 11'2" (4.44 x 3.41)

PVCu double glazed bay window to front with stained glass, PVCu frosted double glazed leaded window to front, original coal effect gas fire with ornate timber surround and marble effect inset and hearth, double radiator, laminate flooring, picture rail, coving to ceiling with ceiling rose.

Sitting Room 11'11" x 14'6" (3.63 x 4.41)

PVCu double glazed box window to rear, coal effect gas fire with ornate timber surround and tiled inset and hearth, double radiator, laminate flooring, picture rail, coving to ceiling with ceiling rose.

Fitted Kitchen 11'4" x 11'2" (3.45 x 3.4)

Refitted with a matching range of oak effect base units with contrasting worktop space over, breakfast bar, stainless steel sink unit with single drainer and mixer tap, integrated dishwasher, space for fridge/freezer, built-in gas double oven, five ring gas hob with extractor hood over, PVCu frosted double glazed window to side, PVCu double glazed window to rear, double radiator, door to built-in storage cupboard.

Utility Area 5'6" x 7'3" (1.68 x 2.21)

With worktop space, plumbing for washing machine, space for tumble drier, two windows to side, door to rear garden

Landing

Stairs, door to built-in under-stairs storage cupboard, Stairs to second floor, door to:

Bathroom

Two piece suite comprising panelled bath with shower over and with glass screen and inset wash hand basin vanity unit with cupboards under, full height ceramic tiling to all walls, frosted window to side, PVCu frosted double glazed leaded window to front, built-in storage cupboard, radiator, laminate tiled flooring.

WC

Frosted window to side, low-level WC, full height ceramic tiling to all walls, laminate flooring.

Bedroom 1 11'11" x 14'6" (3.63 x 4.42)

Window to rear, ornamental fireplace with ornate cast iron surround and tiled inset and hearth, Storage cupboard, two built-in beech effect triple wardrobes with hanging rails, shelving and overhead storage, radiator.



Bedroom 2 11'11" x 12'9" (3.63 x 3.89)

PVCu double glazed window to front, ornamental fireplace with ornate cast iron surround and tiled inset and hearth, fitted beech effect triple wardrobe(s) with hanging rails, shelving and overhead storage, fitted beech effect double wardrobe(s) with hanging rails and shelving, radiator, picture rail.

Bedroom 3 11'1" x 10'11" (3.38 x 3.33)

PVCu double glazed window to rear, ornamental fireplace with ornate cast iron surround, built-in double storage cupboard.

Bedroom 4 11'2" x 12'0" (3.4 x 3.66)

PVCu double glazed window to side, sloping panelled ceiling, door to built-in storage cupboard.

Outside

Front garden, enclosed by brick wall and mature hedge to front and side, paved pathway leading to front entrance door with gravelled area and shrub borders. Enclosed by brick wall to rear and sides with lawned area and mature flower and shrub borders beds, paved sun patio, driveway to the rear leading to a detached brick built garage with up and over door power and light a side door.



