REDMAN CASEY ESTATE AGENTS

142 Church Road, Smithills, Bolton, Lancashire, BL1 6HJ

Offers In The Region Of £330,000

Extended 4 bedroom semi detached property ideally located for local amenities shops and schools. Offering excellent accommodation throughout with entrance hall, two large reception rooms, kitchen and sun room, four bedrooms, bathroom and shower room. Outside there are gardens to the front and rear along with a garage and storage shed. Potential for expansion to the rear subject to consent sold with no chain and vacant possession. Viewing essential to appreciate all that is on offer.

- Extended 4 Bedroom Semi
- Fitted Kitchen and Sun Room
- No Chain
- Council Tax Band D
- Two Spacious Reception Rooms
- Bathroom and Shower Room
- Vacant Possession
- EPC Rating TBC

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Well presented period semi detached property that has been extended to provide excellent accommodation which comprises :- Porch. entrance hall, lounge, separate dining room, kitchen open plan to sun room. To the first floor there are 4 generous bedrooms family bathroom and separate shower room. Outside there is a garden to the front with driveway parking and access to a single garage with power and light connected and electric remote door. Private rear garden with lawned and patio area offering potential for expansion should the need arise.

Porch
uPVC double glazed entrance door with double glazed windows to front and sides , door to:

Entrance Hall
Built-in storage cupboard, radiator, stairs to first floor landing, door to:

Lounge 14'5" x 14'0" (4.39m x 4.27m)
UPVC double glazed Bay window with acoustic glass to front, coal effect gas fire set in marble effect surround, double radiator, radiator, three wall lights, TV Point, coving to ceiling.

Dining Room 13'11" x 14'0" (4.24m x 4.27m)
UPVC double glazed window overlooking garden to rear, feature solid fuel fire set in tiled surround, radiator, wall light(s), coving to ceiling, built-in storage cupboard recess alcove with additional shelving, door to:

Kitchen 10'0" x 8'8" (3.06m x 2.63m)
Fitted with a matching range of base and eye level units with complementary round edged worktops, stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer, electric fan assisted double oven, four ring gas hob with extractor hood over, window to side, radiator, open plan to:

Sun Room
Window to rear overlooking spacious garden, TV Point, windows to side, radiator, door to:

Rear Porch
Door to rear garden.

Landing
UPVC double glazed window to rear, door to:

Bedroom 1 15'0" x 12'0" (4.57m x 3.66m)
UPVC double glazed bay window with acoustic glass to front, built-in double wardrobe, double radiator, TV Point, angled two wall lights with USB connectors, coving to ceiling.

Bedroom 2 13'10" x 12'0" (4.22m x 3.66m)
Built-in double wardrobe, double radiator, two wall lights, UPVC double glazed window to rear overlooking rear garden Moss Bank park and hills to the distance.

Bedroom 3 13'9" x 13'2" (4.18m x 4.02m)
Bay window to front, fitted bedroom suite with a range of wardrobes comprising built-in double wardrobes with hanging rails and shelving, giving access to hidden dressing room area, radiator.

Bedroom 4 10'5" x 8'0" (3.17m x 2.43m)
UPVC double glazed window with acoustic glass to front. Feature vertical radiator.

Bathroom
Fitted with three piece suite comprising deep panelled bath with folding glass screen, pedestal wash hand basin and low-level WC, ceramic tiling to three walls, UPVC frosted double glazed window to rear, built-in airing cupboard housing, factory lagged hot water cylinder, radiator.

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Shower Room
Fitted with three piece suite comprising tiled shower enclosure, inset wash hand basin in vanity unit with cupboards under, low-level WC and heated towel rail ceramic tiling to three walls.

Outside
Front garden with mature shrub borders, enclosed by timber fencing and mature hedge to front and sides, tarmac driveway to the front leading to garage, block paved hard standing.
Private rear garden, enclosed by timber fencing and mature hedge to rear and sides with lawned area and mature flower and shrub borders, sunken paved sun patio, timber garden shed.

Garage
Detached brick built garage with power and light connected, sink unit and plumbing will be ideal for a utility area. Wall mounted boiler serving heating system and domestic hot water, window to rear, remote control up and over door, door to rear.

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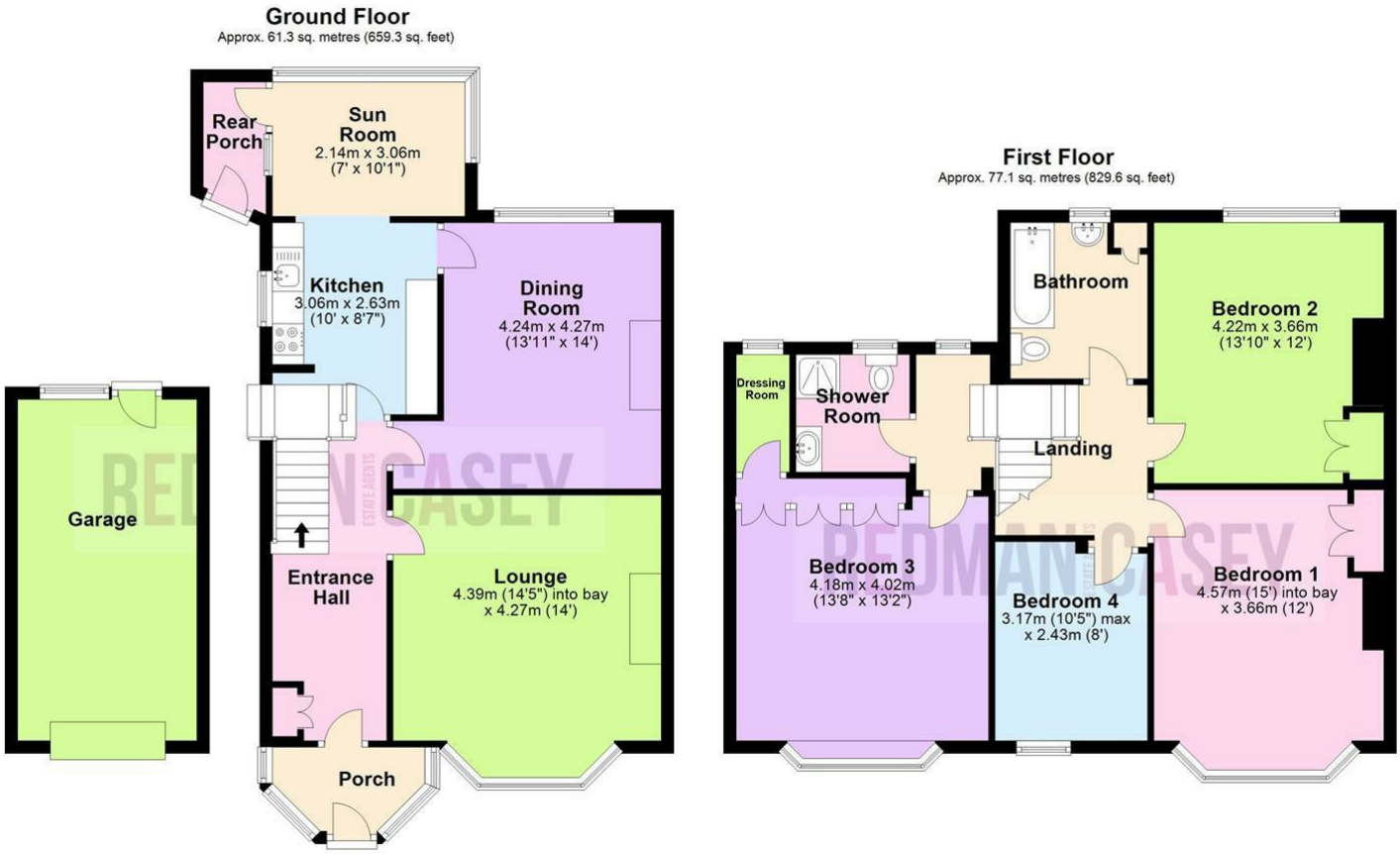
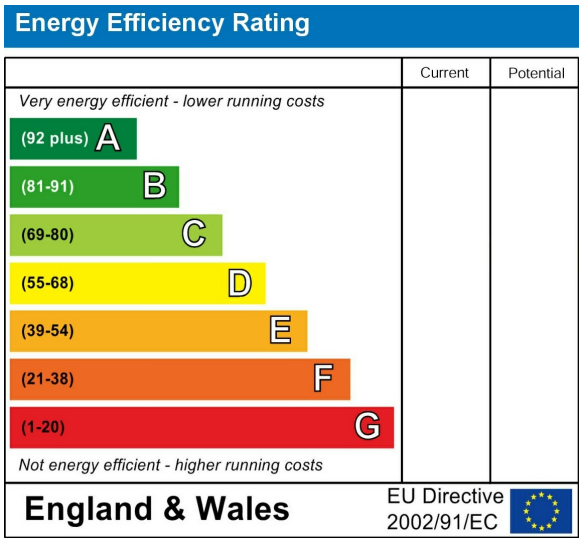
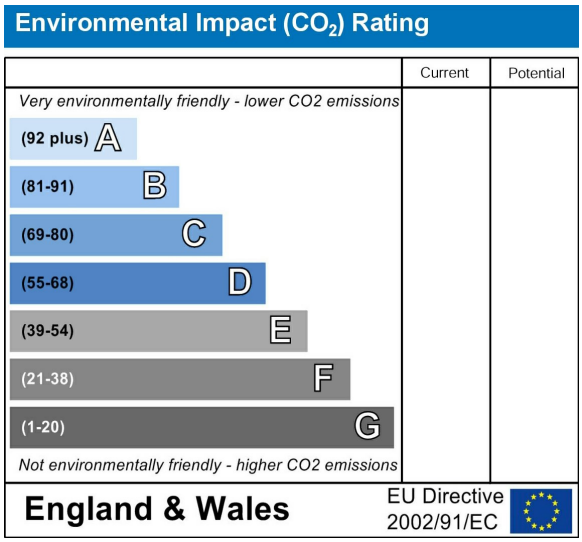


Total area: approx. 138.3 sq. metres (1488.9 sq. feet)

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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