REDMAN CASEY ESTATE AGENTS

33 Brookland Grove, Smithills, Bolton, BL1 5RW

Offers In The Region Of £150,000

Well presented and deceptively spacious two bedroom mid town house, offering the potential to convert to three bedrooms by splitting the main bedroom.The property is ideally located for access to local amenities, shops, schools and Moss Bank Park along with transport links to Bolton. The property benefits from gas central heating, double glazing and off road parking and also has a generous garden to the rear. Viewing is essential to appreciate all that is on offer.

- Deceptively Spacious Mid Townhouse
- Potential for Conversion to 3 Beds
- Modern Fitted Kitchen
- EPC Rating TBC
- 2 Generous Bedrooms
- Well Appointed Throughout
- Gardens and Off Road Parking
- Council Tax Band A

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Situated withing easy access of local amenities, shops, schools and Moss Bank Park this delightful wo bedroom mid townhouse offers excellent accommodation with potential for conversion of the main bedroom to create an extra bedroom, the property also benefits from a garden to the rear and off road parking to the front. The accommodation comprises: Hallway, lounge fitted dining kitchen. To the first floor there are two generous bedrooms and shower room. Outside there is a front garden with parking for 1 car to the rear there is a small courtyard garden then across the pathway there is a generous garden with gravelled patio and well stocked flower and shrub beds. Benefitting from gas central heating and double glazing this is a property not to be missed.

Hall
Carpeted stairs to first floor landing, double glazed composite entrance door, door to:

Lounge 13'11" x 12'6" (4.24m x 3.81m)
UPVC double glazed window to front, double radiator, coving to ceiling, door to:

Kitchen/Diner 8'9" x 15'4" (2.66m x 4.67m)
Fitted with a matching range of modern base and eye level units with drawers and cornice trims, composite sink unit with single drainer, stainless steel mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted double oven, four ring halogen hob, uPVC double glazed window to rear, double radiator, laminate flooring, double glazed door to garden, door to built-in under-stairs storage cupboard.

Landing
Access to loft, door to:

Bedroom 1 11'11" x 15'4" (3.63m x 4.67m)
Two uPVC double glazed windows to front, built-in storage cupboard, radiator, door to:

Bedroom 2 11'0" x 9'4" (3.35m x 2.84m)
UPVC double glazed window to rear, radiator.

Shower Room
Fitted with three piece white suite comprising double shower enclosure with electric shower over, pedestal wash hand basin with matching and low-level WC half height ceramic tiling to three walls, uPVC frosted double glazed window to rear, radiator, vinyl flooring.

Outside
Front garden, timber fencing to sides, paved pathway leading to front entrance door, paved driveway with car parking space for car with gravelled and borders.
Rear garden, enclosed by timber fencing and mature hedge

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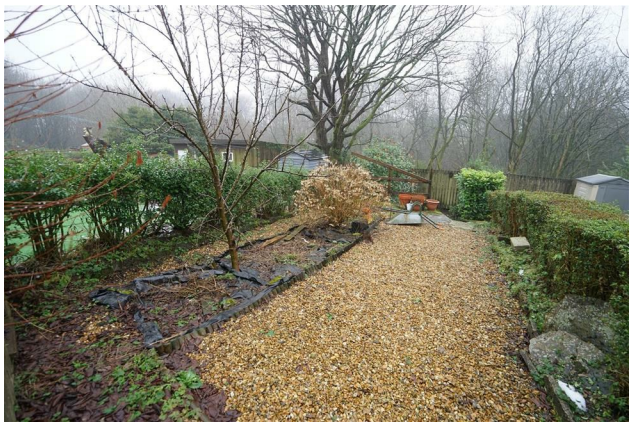
to front, rear and sides, gravelled patio, rear gated access, further rear garden, enclosed by timber fencing and mature hedge to front, rear and sides, gravelled patio, mature flower and shrub borders.



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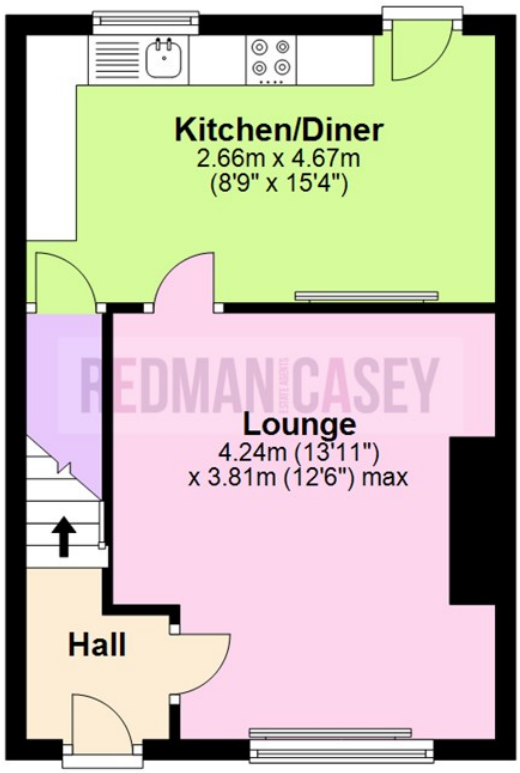
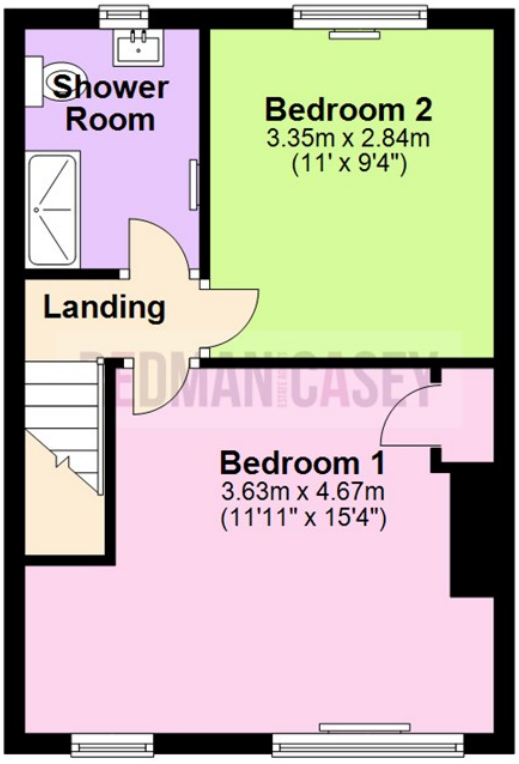
Ground Floor

Approx. 32.7 sq. metres (352.1 sq. feet)



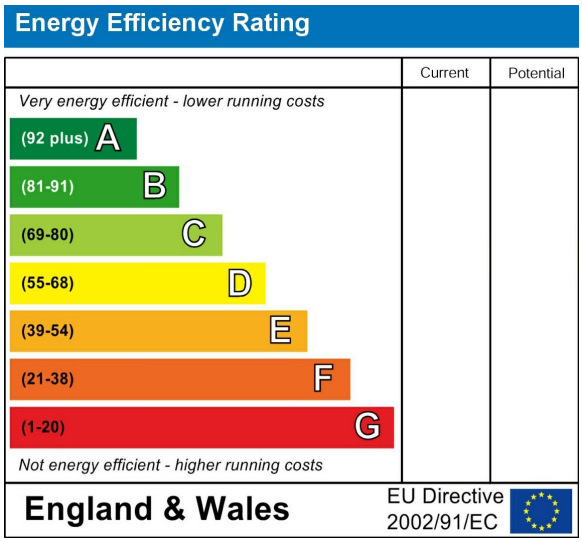
First Floor

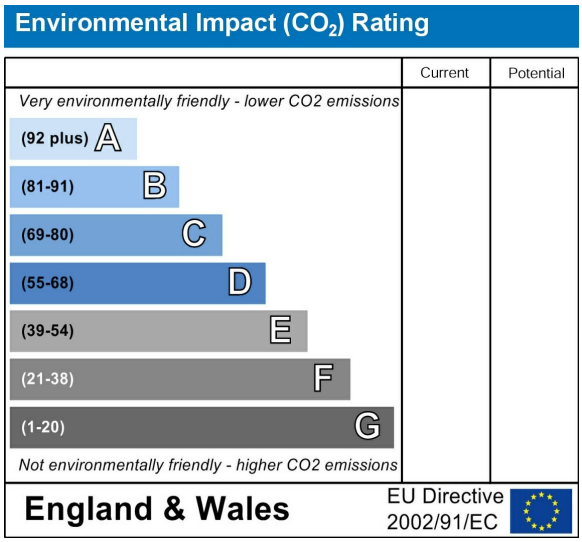
Approx. 33.0 sq. metres (355.1 sq. feet)



Total area: approx. 65.7 sq. metres (707.3 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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