REDMAN CASEY ESTATE AGENTS

## 11 Bennetts Lane, Smithills, Bolton, BL1 6HY

## Offers In The Region Of £185,000

Superbly presented and improved mid terraced property. Ideally located for access to local amenities, schools and Moss Bank Park along with transport links. Offering excellent accommodation with hallway 2 reception rooms and fitted kitchen, to the first floor there are 2 generous bedrooms and superb shower room, to the second floor there is a spacious loft room ideal as a playroom / office or occasional bedroom. Outside there is a small garden to the front and to the rear is an enclosed courtyard with a shed/workshop and access to under house storage. Sold with no chain and vacant possession, viewing is highly recommended.

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally located for local amenities, shops and Moss Bank Park along with transport links to Bolton this mid terraced property must be viewed to appreciate the space and condition on offer. Offered for sale in superb condition throughout the property comprises: Porch, entrance hall, 2 generous separate reception rooms and a good sized fitted kitchen. To the first floor there are 2 spacious bedrooms and shower room fitted with a modern three piece white suite. To the second floor there is a generous loft room ideal as an office or playroom, or potential occasional bedroom. Outside there is a small front garden with gravelled area, to the rear is a paved courtyard with storage shed / workshop and access to under house storage. Sold with no onward chain and vacant possession. Viewing is essential to fully appreciate.

**Porch**
Ceramic tiled flooring, uPVC double glazed entrance door, door to:

**Entrance Hall**
Radiator, coving to ceiling, carpeted stairs to first floor landing, door to:

**Lounge 14'5" x 10'11" (4.39m x 3.32m)**
UPVC double glazed leaded bay window to front, ornamental fireplace with feature surround, Feature cast iron style radiator, coving to ceiling.

**Sitting Room 12'10" x 11'5" (3.90m x 3.47m)**
UPVC double glazed window to rear, coal effect gas fire, Feature cast iron effect radiator, coving to ceiling, open plan to built-in under-stairs storage alcove.

**Kitchen 10'6" x 8'0" (3.21m x 2.44m)**
Fitted with a matching range of oak effect base and eye level units with underlighting and drawers, 1+1/2 bowl ceramic sink unit with single drainer, stainless steel swan neck mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge and freezer, gas point for cooker, built-in with extractor hood over, uPVC double glazed leaded window to side, Festure cast iron effect radiator, vinyl flooring, part glazed door to rear.

**Landing**
Door to:

**Bedroom 1 11'10" x 14'5" (3.60m x 4.39m)**
UPVC double glazed leaded window to front, fitted bedroom suite with a range of wardrobes comprising four double wardrobes with hanging rails and shelving, fitted matching drawers, Feature cast iron effect radiator, coving to ceiling.

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**Bedroom 2 10'7" x 7'6" (3.22m x 2.29m)**
UPVC double glazed window to rear, fitted double wardrobe(s), fitted matching dressing table and drawers, Feature cast iron effect radiator.

**Shower Room**
Fitted with three piece modern white suite with tiled double shower enclosure with shower over, inset wash hand basin in vanity unit with cupboards under, drawers and mixer tap and WC with hidden cistern, heated towel rail, uPVC frosted double glazed window to rear, Feature chrome vertical radiator, Upvc panelled ceiling with recessed spotlights.

**Hall**
Built-in over-stairs storage cupboard, stairs, door.

**Loft Room 17'3" x 14'5" (5.27m x 4.39m)**
Twodouble glazed velux skylight, built-in storage cupboard, sloping ceiling with exposed beams, access to eaves space, door.

**Outside**
Front garden, dwarf brick wall to front and sides, paved pathway leading to front entrance with gravelled paved area, wrought iron gated access.
Rear enclosed by brick wall to sides, paved patio, storage shed, rear gated access, outside cold water tap, security lighting, access to under house storage area.

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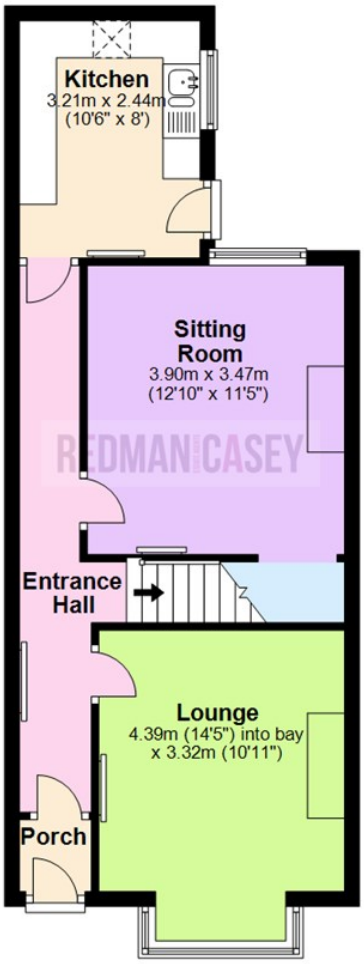
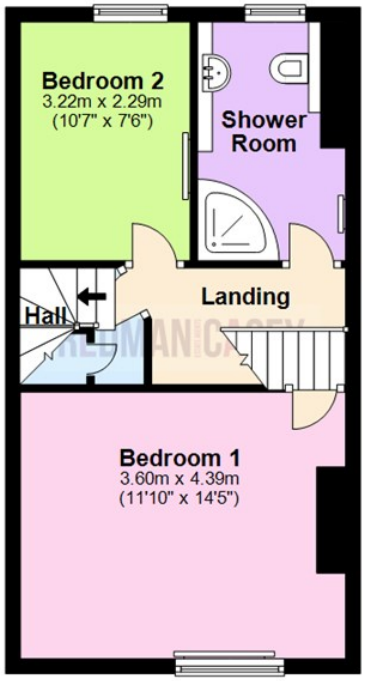
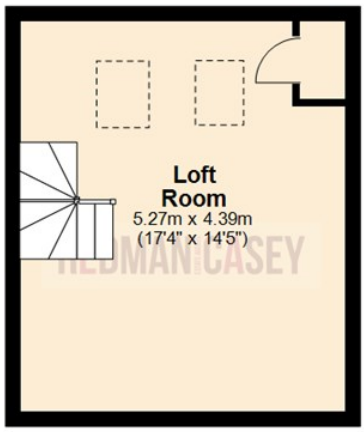
## Ground Floor
Approx. 46.1 sq. metres (496.1 sq. feet)




## First Floor
Approx. 37.7 sq. metres (406.1 sq. feet)



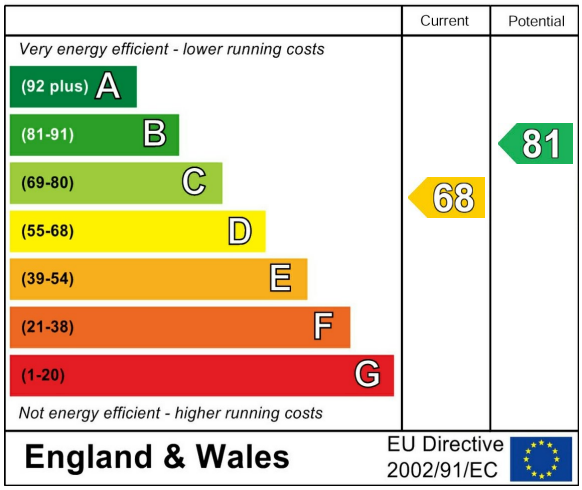

## Second Floor
Approx. 23.1 sq. metres (249.1 sq. feet)



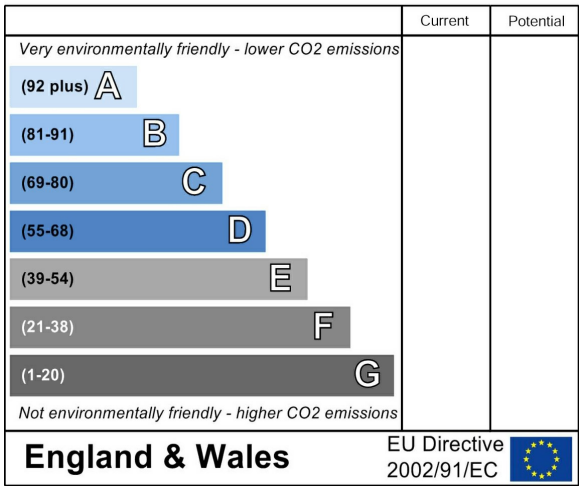

Total area: approx. 107.0 sq. metres (1151.2 sq. feet)

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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