

Total area: approx. 105.0 sq. metres (1130.3 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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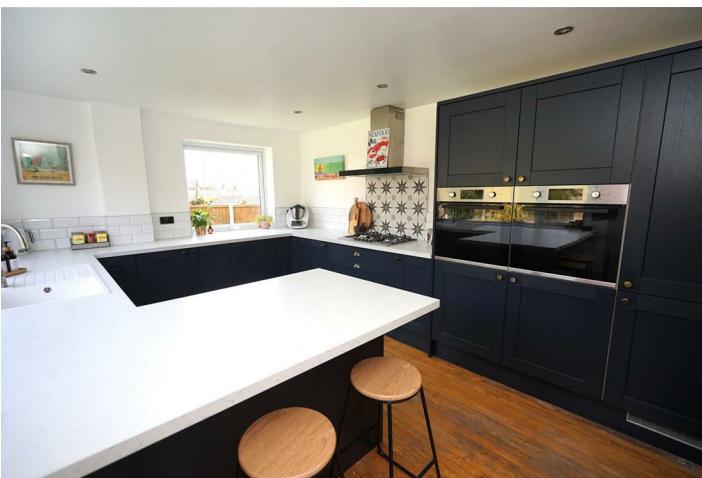


## 42 Redcar Road, Smithills, Bolton, Greater Manchester, BL1 6LL

Superbly presented and deceptively spacious extended three bedroom semi detached property set of a fantastic corner plot offering scope to extend further should the need arise. The property has been internally renovated throughout to provided a perfect family home with three generous bedrooms open plan living sitting dining room stunning fitted kitchen and superb bathroom fitted with a three piece suite. Outside there are large rear gardens with a large timber decking area and generous lawn. Double garage and double width parking area. Viewing is essential to appreciate all that is on offer.

**Offers Over £330,000**





Situated within close proximity to Rivington countryside this spacious extended family home offers excellent accommodation with potential for further expansion should the need arise. Ideally located for access to local amenities schools and transport links make this a property not to be missed. Comprising :- Entrance hall, lounge open plan to sitting room open to dining area with patio to garden. Fitted kitchen finished in a dark blue with contrasting work surfaces and including integrated twin ovens, fridge freezer and 5 burner gas hob. utility / shower room. To the first floor there are three generous bedrooms and a superb bathroom fitted with a white 3 piece suite. Outside there is a double width driveway to the front leading to a double garage and a large rear garden with timber decking area and large lawn. Viewing is essential to appreciate all that is on offer.

#### Entrance Hall

Aluminium frosted double glazed window to front, Feature cast iron black radiator, carpeted stairs to first

floor landing, aluminium double glazed frosted entrance door, door to built-in under-stairs storage cupboard.

#### Sitting Room

11'11" x 11'7" (3.63m x 3.54m)  
Fireplace with tiled slate hearth, cast-iron stove with glass door in chimney, timber mantle over, parquet flooring, open plan to Dining Area, open plan to:

#### Lounge

14'0" x 11'7" (4.27m x 3.54m)  
UPVC double glazed bay window to front, Feature cast iron double radiator, parquet flooring.

#### Dining Area

5'11" x 11'1" (1.80m x 3.38m)  
Parquet flooring, uPVC double glazed patio door to garden, door to:

#### Kitchen

10'9" x 22'1" (3.28m x 6.73m)  
Fitted with a matching range of white base and eye level units with drawers and contrasting white marble effect worktop space, wine rack, composite sink unit with single drainer, swan

neck mixer tap and tiled splashbacks, integrated fridge/freezer, built-in twin eye level electric fan assisted ovens, five ring gas hob with extractor hood over, uPVC double glazed window to rear, uPVC double glazed window to side, wooden flooring, part glazed stable door to garden, door to:

#### Utility

6'7" x 6'5" (2.00m x 1.96m)  
UPVC frosted double glazed window to rear.

#### Cupboard

Built-in storage cupboard, door to:

#### Landing

Frosted window to side, door to:

#### Bedroom 1

14'8" x 11'7" (4.48m x 3.52m)  
UPVC double glazed bay window to front, double radiator.

#### Bedroom 2

12'0" x 9'4" (3.65m x 2.84m)  
UPVC double glazed window to rear, radiator.



#### Bedroom 3

8'6" x 6'0" (2.59m x 1.82m)  
UPVC double glazed window to front with shutter, built-in storage cupboard, radiator, double door, door to:

#### Bathroom

Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen, inset wash hand basin in vanity unit with cupboards under, mixer tap and

tiled splashback and low-level WC, ceramic tiling to all walls, heated towel rail, uPVC double glazed window to rear with shutter, Feature ceramic tiled flooring, ceiling with recessed spotlights.

#### Garage

Attached brick built double garage with power and light connected, wall mounted gas combination boiler serving heating system and domestic hot water plumbing for washing machine, Up and over door, door.

#### Outside

Front garden, double width paved driveway leading to garage with raised slate chipping area, courtesy lighting, side gated access. Private side and rear garden, enclosed by timber fencing to rear and sides with lawned area and mature ornamental flower and shrub borders, paved pathway, large timber decking area.