

44 Redcar Road, Smithills, Bolton, Lancashire, BL1 6LL



Offers Over £360,000

Extended five bedroom semi detached property in a superb residential location, close to local schools, shops all local amenities and close to the beautiful Smithills Moors. The property benefits from double glazing, gas central heating three bathrooms, extended to rear providing flexible accommodation, large garden to rear and off road parking. This property is highly recommended for viewing to appreciate and avoid disappointment.

- Five Bedroom
- Off Road Parking
- Large Enclosed Garden To Rear
- Double Glazing
- EPC Rating D
- Semi Detached
- Extended To Rear
- Flexible Accommodation
- Gas Central Heating



Extended five bedroom semi detached property in a superb residential and popular location. Situated on the edge of Smithills Moor and easy access to local schools, shops and all local amenities. The property comprises:- Entrance hall, lounge diner, en-suite bedroom, kitchen diner. To the first floor there are four bedrooms one en-suite and a family bathroom. Benefitting from double glazing, off road parking, gas central heating, large garden to rear and patio seating are. This property is highly recommended for viewing to appreciate and avoid disappointment.

Porch

Two uPVC double glazed windows to side, two uPVC double glazed windows to front, window to rear, window to side, electric radiator, door to:

Entrance Hall

Window to front, radiator, stairs, door to:

Bedroom 3 11'2" x 7'9" (3.40m x 2.37m)

UPVC double glazed window to front, door to:

En-suite

Three piece suite comprising vanity wash hand basin with tiled surround and mirror, recessed tiled shower enclosure with glass screen and low-level WC.

Lounge 11'8" x 13'2" (3.56m x 4.01m)

Bay window to front, decorative fitted open fire set in feature timber surround, radiator, open plan to:

Lounge Area 11'11" x 11'8" (3.63m x 3.55m)

Radiator, open plan to:

Dining Area 5'11" x 11'8" (1.81m x 3.55m)

Double radiator, uPVC double glazed entrance patio rear double door, door to:

Kitchen Area 15'0" x 14'10" (4.58m x 4.52m)

Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, stainless steel sink unit, gas with extractor hood over, two uPVC double glazed windows to rear, uPVC double glazed window to side, metal double glazed opaque entrance door to front, door to:

Utility Area 4'8" x 5'2" (1.43m x 1.58m)

Plumbing for automatic washing machine, vent for tumble dryer, space for fridge/freezer.

Bedroom 1 12'8" x 11'8" (3.86m x 3.55m)

UPVC double glazed bay window to front, twoStorage cupboard, built-in wardrobe(s) with hanging rail, shelving, overhead storage, cupboard and drawers, radiator, three double doors, door to:



Bedroom 2 17'5" x 7'11" (5.31m x 2.41m)

UPVC double glazed window to side, uPVC double glazed window to front, double radiator, door to:

Bedroom 4 11'11" x 9'2" (3.64m x 2.79m)

UPVC double glazed window to rear, built-in wardrobe(s), radiator.

Bedroom 5 6'10" x 5'8" (2.08m x 1.73m)

UPVC double glazed window to front, radiator.

En-suite

Three piece suite comprising pedestal wash hand basin, shower cubicle with glass screen and low-level WC, tiled surround, window to rear, radiator.

Bathroom

Fitted with three piece suite comprising roll top bath with ornamental feet and matching telephone style mixer tap, pedestal wash hand basin and low-level WC, uPVC frosted double window to rear, heated towel rail.

Landing

Fireplace, door to:

Outside Front

Garden area with decorative stone and driveway providing off road parking and leading to front.

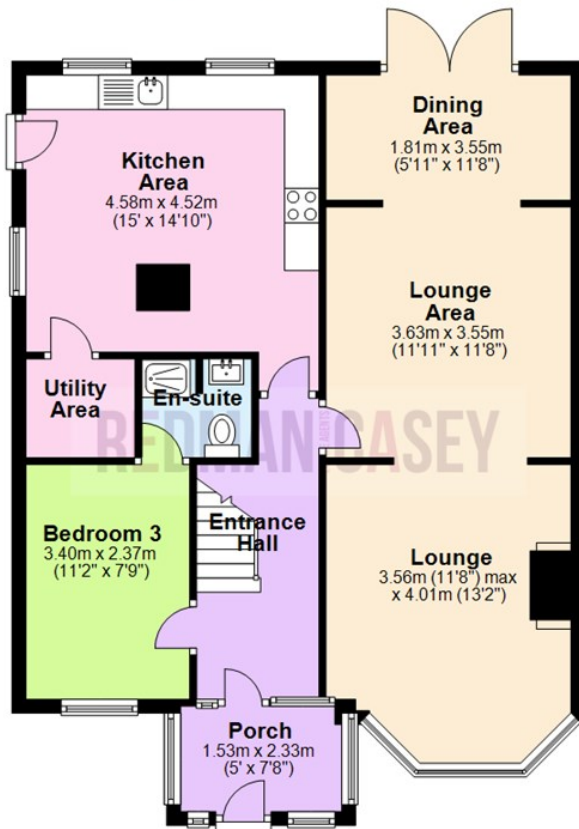
Outside Rear

Large enclosed garden with lawns, mature planting raised vegetable garden, garden shed, large patio dining area.



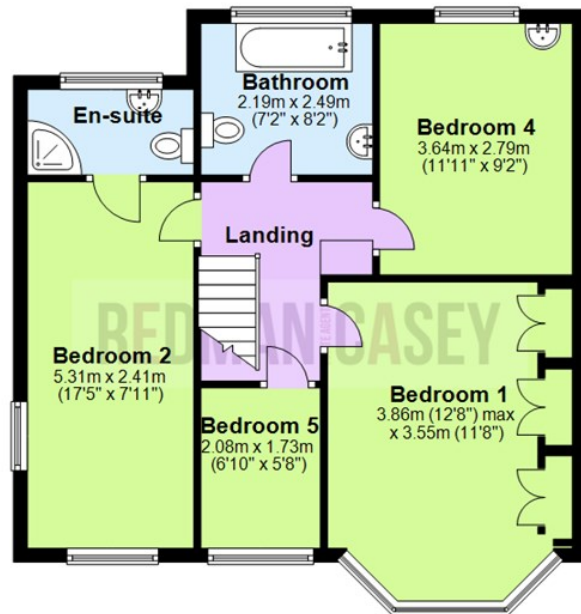
Ground Floor

Approx. 79.2 sq. metres (853.0 sq. feet)



First Floor

Approx. 57.7 sq. metres (621.6 sq. feet)



Total area: approx. 137.0 sq. metres (1474.5 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

