

**6 Bracondale Avenue, Smithills, Bolton, BL1 5RT**



## **Offers In The Region Of £150,000**

Two bedroom semi detached property set in a cul de sac location and ideal positioned for access to local amenities, shops schools and Moss Bank Park, the property is in need of renovation / updating but offers the chance to put your own mark onto a fantastic property. Sold with no chain and vacant possession, viewing is essential to appreciate.

- Semi Detached Property
- Kitchen
- No Chain
- EPC Rating TBC
- 2 Reception Rooms
- 2 Generous Bedrooms
- Vacant Possession
- Council Tax Band B





Ideally located 2 bedroom semi detached property offering excellent accommodation but requiring updating / renovation throughout. The property comprises : Entrance hall, lounge, dining room, kitchen and rear porch. To the first floor there are two double bedrooms and bathroom with separate wc. Outside there are gardens to the front and rear along with driveway parking for one car. Situated within close proximity to primary schools and Moss Bank Park. Sold with no chain and vacant possession, viewing is essential to appreciate all that is on offer.

### Entrance Hall

UPVC frosted double glazed window to front, built-in under-stairs storage cupboard, electric storage heater, stairs to first floor landing, uPVC double glazed entrance door, door to:

### Lounge 14'5" x 10'2" (4.39m x 3.09m)

UPVC double glazed bay window to front, living flame effect electric fire set in marble effect surround, wall light, coving to ceiling.

### Kitchen 11'1" x 5'3" (3.37m x 1.61m)

Base and eye level cupboards with complementary round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge, plumbing for washing machine, electric point for cooker, uPVC frosted double glazed window to side, door to:

### Dining Room 12'8" x 10'2" (3.86m x 3.09m)

UPVC double glazed window to rear, electric radiator.

### Rear Porch

UPVC double glazed window to rear, two uPVC double glazed windows to side, uPVC double glazed door to garden.

### Landing

UPVC frosted double glazed window to side, door to:

### Bedroom 1 11'11" x 12'10" (3.63m x 3.90m)

UPVC double glazed window to front, electric radiator, coving to ceiling.

### Bedroom 2 11'1" x 9'3" (3.39m x 2.82m)

UPVC double glazed window to rear.

### Bathroom

Fitted with two piece coloured suite comprising deep panelled bath and pedestal wash hand basin, full height ceramic tiling to all walls, electric wall heater, uPVC frosted double glazed window to rear, built-in airing cupboard, electric radiator, double door, door to:

### WC

UPVC frosted double glazed window to side, fitted with coloured low-level WC, full height ceramic tiling to all walls.

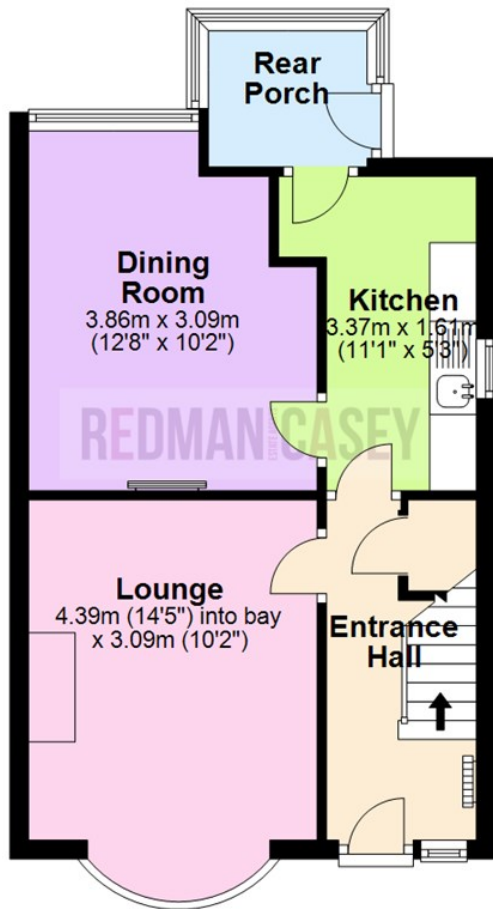






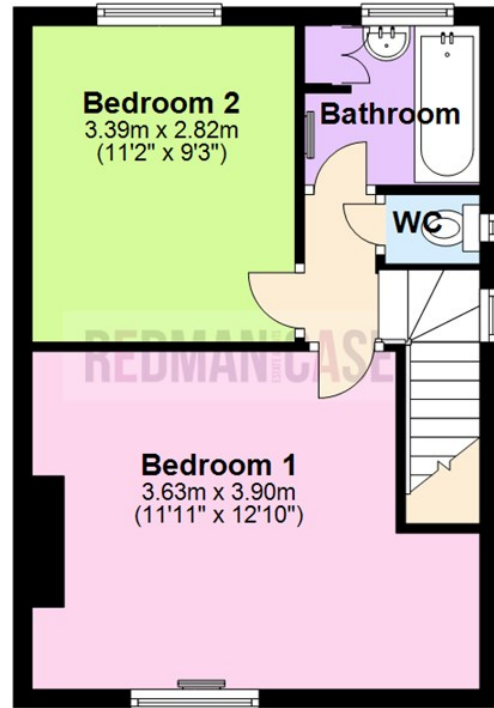
## Ground Floor

Approx. 38.1 sq. metres (410.3 sq. feet)



## First Floor


Approx. 34.5 sq. metres (371.1 sq. feet)



Total area: approx. 72.6 sq. metres (781.4 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		
<b>England &amp; Wales</b>	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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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