REDMAN CASEY ESTATE AGENTS

## 72 Eden Street, Astley Bridge, Bolton, Lancashire, BL1 6NU

## Offers In The Region Of £122,995

Deceptively spacious mid terraced property which is built on the angle creating larger than average rooms and offering excellent accommodation with two spacious reception rooms three generous bedrooms and large rear courtyard. Benefiting from gas central heating and double glazing the property must be viewed to appreciate the size on offer.

- Deceptively Spacious
- Two Separte Reception Rooms
- Gas Central Heated
- Must Be Viewed
- Three Generous Bedrooms
- Large Rear Courtyard
- Double Glazed
- EPC Rating D

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Located on a quiet road but enjoying excellent access to major roads and shopping areas this deceptively spacious mid terraced must be seen to be believed. Occupying the middle position in the row, the property is set on the angle meaning it is larger at the rear than at the front this means that the property enjoys more space that the traditional properties to the side. thus generates extra room which comprises :- Entrance porch, hallway two separate spacious living rooms, fitted kitchen and rear porch. To the first floor there are three generous bedrooms with three piece family bathroom. Outside there is a large private courtyard with paved patio and timber decking along with two substantial brick built store rooms one of which is used as a utility. Viewing is essential to appreciate the size and space on offer.

**Porch**
Quarry tiled flooring, double glazed entrance door, door to:

**Entrance Hall**
Built-in under-stairs storage cupboard, radiator, exposed wooden flooring, stairs to first floor landing, door to:

**Lounge 12'9" x 14'6" (3.88m x 4.42m)**
UPVC double glazed window to front, radiator.

**Dining Room 14'9" x 13'5" (4.50m x 4.08m)**
Fireplace with tiled hearth, cast- solid fuel burner stove with glass door in chimney, timber mantle over, radiator, laminate flooring, open plan to:

**Kitchen 7'6" x 7'5" (2.29m x 2.25m)**
Fitted with a matching range of base and eye level units with drawers and worktop space over, twin bowl ceramic sink unit with single drainer and swan neck mixer tap, space for fridge and range, uPVC double glazed window to rear, laminate flooring, wall mounted gas combination boiler serving heating system and domestic hot water.

**Porch**
Window to side, two windows to rear, uPVC double glazed window to sides, uPVC double glazed door to rear.

**Landing**

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**Bedroom 1 12'11" x 14'3" (3.94m x 4.34m)**
UPVC double glazed window to rear, radiator, door to:

**Bedroom 2 14'7" x 10'4" (4.45m x 3.14m)**
UPVC double glazed window to front, radiator, door to:

**Bedroom 3 12'5" x 7'5" (3.78m x 2.26m)**
UPVC double glazed window to front, radiator, exposed wooden flooring, door to:

**Bathroom**
Fitted with three piece suite comprising deep panelled bath with shower over, pedestal wash hand basin with mixer tap and tiled splashback and low-level WC, uPVC frosted double glazed window to rear, radiator, door to:

**Outside**
To the rear is an enclosed garden with large paved patio and timber decking area, two brick built storage sheds both with power and light one used as a utility with water connected. The garden is enclosed by a brick wall and timber fencing and has gated access from the rear.

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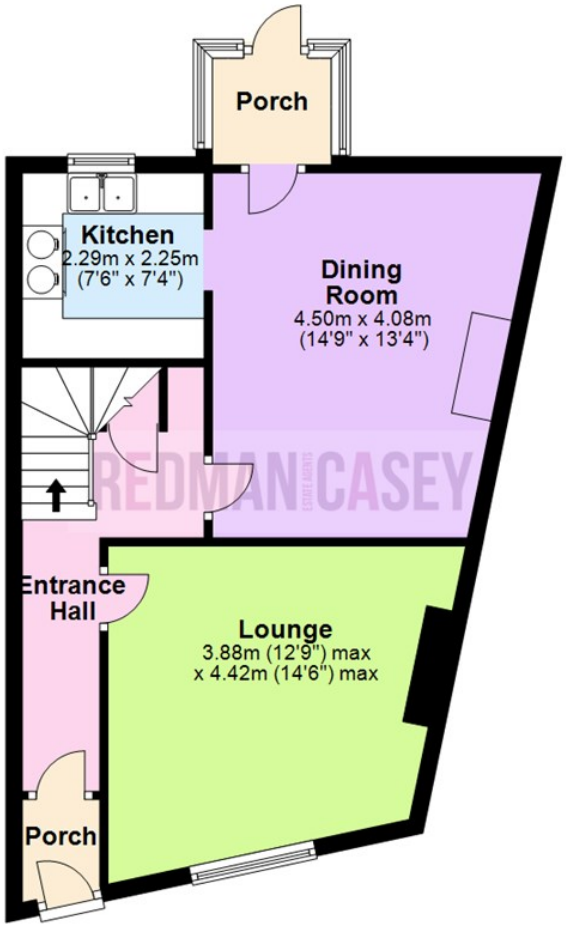
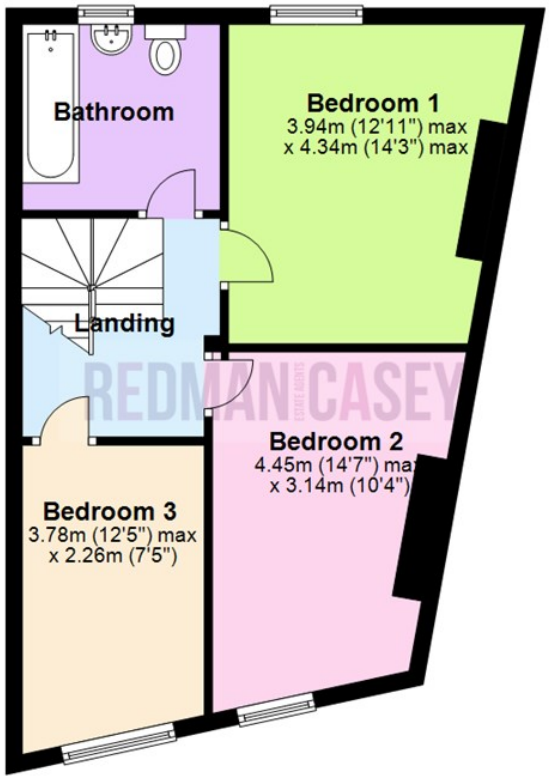
## Ground Floor

Approx. 49.2 sq. metres (529.2 sq. feet)



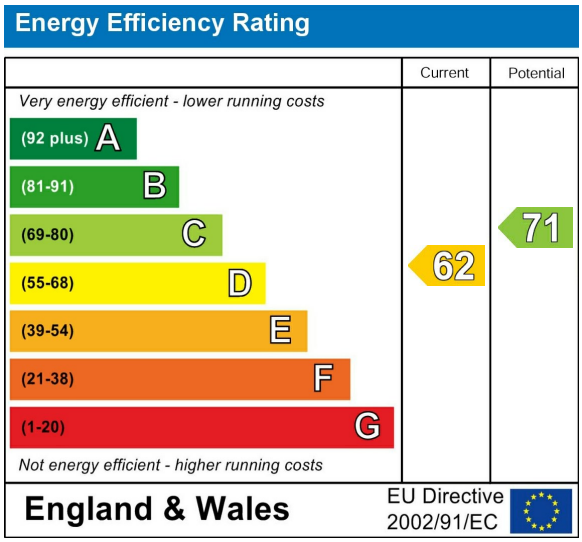

## First Floor

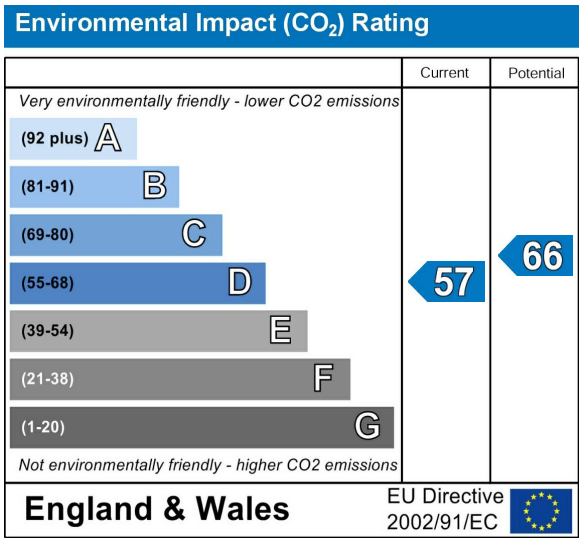
Approx. 46.4 sq. metres (498.9 sq. feet)




Total area: approx. 95.5 sq. metres (1028.1 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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.

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