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Incorporating: Wright Dickson & Catlow, WDC Estates

BENNETTS LANE, SMITHILLS, BOLTON, BL1 6HY



- Four bedroom semi extended to rear
- Kitchen/diner/family room cloaks WC
- Utility room Hall, bayed lounge
- Gas CH, mostly UPVC double glazed
- Concrete driveway
- possible garage space to rear
- Popular area
- Superb family Home



O/O £160,000

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Ideal family home. Extended four bedroom semi detached house boasting a superb, huge fitted kitchen/diner/sitting/family room, high sloping ceiling with twin Velux roof windows, range cooker etc . It really does have the wow factor. Gas central heating, mostly UPVC double glazed, comprises porch open to the hallway, lounge with double doors opening to the kitchen/family room. Utility room and cloaks WC. The first floor has four bedrooms, two double and two single, shower room and a separate WC. Concrete pattern driveway gives ample parking to the front plus there is potential Garage space/parking to the rear (there was a garage once). The rear garden is mostly made up of a large timber decked patio area with the potential parking space being beyond that. Only by personal inspection can this superb family home be appreciated. Viewing is with the highest recommendation and appointments to view can be made by calling Cardwells on 01204 381281.

Directions BL1 6HY

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch UPVC double glazed entrance porch opening directly into the hall.

Hall 14' 9" x 15' 2" (4.49m x 4.63m) Laminate gloss flooring, stairs off, under stairs cloaks cupboard, feature archway to porch, radiator.

Lounge 15' 2" x 14' 9" (4.63m x 4.49m) Into the square bay with UPVC double glazed window, fitted vertical blinds. Gas fired cast-iron stove burner set on black granite hearth with white wood surround. Laminate gloss flooring, cornice ceiling, radiator, double doors to the kitchen.

Kitchen 22' 6" x 13' 1" (6.86m x 4m) At the narrowest point and 5.29 at widest point. Extended, the extents on area area has a maximum ceiling height of 3.25m. A sloping ceiling with two large Velux roof windows plus 2 UPVC double glazed windows which together floods the room with natural light. Full range of glossy white kitchen units, base units with wood block worktops and inset twin bowl vitreous enamel sink with centre pillar tap, drawers and matching wall units. Beko range cooker (gas) , Plumed for dishwasher, plumbed for American fridge freezer. Attractive white brick tiling to work areas, laminate flooring. Spotlights to ceiling, radiator, wall mounted electric fire.

Cloaks W/C 4' 0" x 5' 8" (1.21m x 1.73m) Ceramic tiled walls and floor. Concealed flush WC and wash basin vanity cupboard. Viessman wall mounted gas central heating boiler.

Utility Room 4' 8" x 5' 8" (1.43m x 1.73m) Partial wall tiling, plumbed for automatic washer and space for dryer. UPVC double glazed window .

Landing 7' 3" x 10' 8" (2.22m x 3.25m) Circular pattern of spotlights to ceiling, feature leaded glass window.

Bedroom One 13' 1" x 8' 6" (3.99m x 2.59m) Professionally fitted sliding door wardrobes. UPVC double glazed window and vertical blinds, radiator.

Bedroom Two 9' 3" x 8' 2" (2.82m x 2.5m) (Rear) fitted mirror wardrobes, radiator

Bedroom Three 7' 9" x 7' 5" (2.36m x 2.25m) (Front) UPVC double glazed and fitted vertical blinds. Radiator built-in storage cupboard

Bedroom Four 7' 7" x 6' 0" (2.32m x 1.84m) (Rear) sealed unit double glazed window, radiator

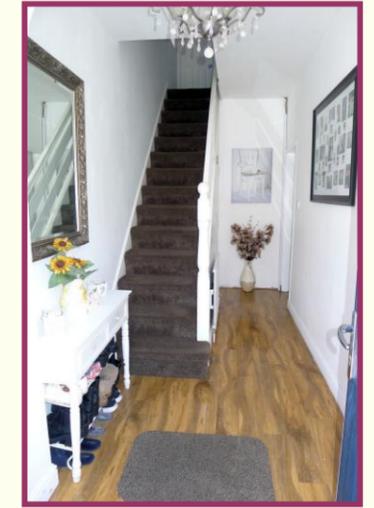
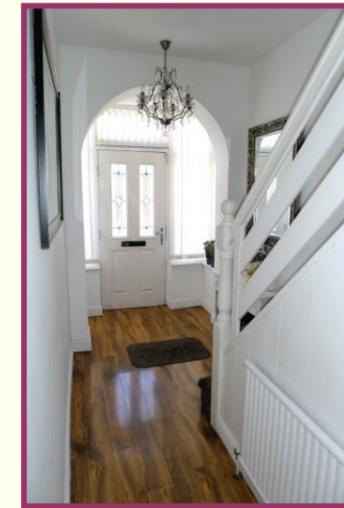
Bathroom 9' 9" x 3' 2" (2.97m x 0.97m) Ceramic tiled walls and floor shower cubicle, Myra electric shower, wash basin and vanity cupboard, spotlights to ceiling.

Separate WC 4' 11" x 2' 7" (1.51m x 0.78m) Ceramic tiled walls and floor shower cubicle, Myra electric shower, wash basin and vanity cupboard. Spotlights to ceiling.

Parking Driveway parking on the concrete path and driveway. Garage space potentially in rear garden in the section beyond the decked patio area, via rear access road. There once was a garage in the section of the Garden.

Gardens The front is concreted, rear garden is a natural suntrap and mainly consists of a very large timber decked patio area with additional space beyond that.

Price O/O £160,000 including, range cooker, kitchen fittings, electric fire, carpets, curtain fittings, fitted wardrobes, lights except the hallway.



Please note: all viewings are by appointment only through our BOLTON Office