

**5 Frankford Square, Smithills, Bolton, BL1 6HG**



## **Offers Around £260,000**

Spacious extended three bedroom semi detached property situated at the head of a quiet cul-de-sac in a very popular residential location. Close to primary and secondary schools, local shops and amenities and easy walking distance to Moss Bank Park. This home benefits from double glazing, gas central heating off road parking and garden to rear with patio dining area and kitchen extension sold with vacant possession and no chain. There is room to extend with the correct permission and planning in place.

Viewing advised to appreciate all that is on offer, the space and location of this property.

- Three Bedroom
- Off Road Parking
- Extended To Side
- No Chain
- Awaiting EPC
- Semi Detached
- Enclosed Private Rear Garden
- Sold With Vacant Possesion
- Council Tax Band B



Spacious extended three bedroom semi detached home. Located in the very popular residential location of Smithills at the head of a quiet cul-de-sac, close to local primary and secondary schools, local shops and amenities and close to Moss Bank Park. This property comprises:- Porch, entrance hall, lounge, dining room, kitchen and downstairs WC. To the first floor there are three bedroom and a family bathroom. The property also benefits from off road parking, gardens to rear, gas central heating, double glazing, patio seating area, and is sold with vacant possession and no onward chain.

There is room to extend with the correct planning and permissions in place when applied for. Viewing recommended to appreciate the location, space and all that this home has to offer.

### Porch

Two uPVC double glazed windows to side, two windows to front, uPVC double glazed entrance door to front, hardwood entrance door to front,:

### Entrance Hall

Double radiator,

### Lounge 12'0" x 10'7" (3.67m x 3.23m)

UPVC double glazed bay window to front, double radiator.

### Dining Room 10'8" x 16'8" (3.25m x 5.08m)

UPVC double glazed window to rear, double radiator, uPVC double glazed entrance double door to rear, :

### WC

Door to: Low level wash hand basin.

### Kitchen 11'10" x 8'10" (3.61m x 2.69m)

Fitted with a matching range of base and eye level units with worktop space over with drawers and worktop space, stainless steel sink unit with mixer tap, range cooker, plumbed for auto washing machine, space for fridge freezer uPVC double glazed window to front, uPVC double glazed entrance door to rear.

### Bedroom 1 12'0" x 9'9" (3.67m x 2.98m)

Bay window to front, range of fitted wardrobes,, double radiator,:

### Bedroom 2 10'10" x 6'7" (3.30m x 2.00m)

UPVC double glazed window to rear, fitted wardrobe, radiator, :

### Bedroom 3 8'0" x 6'7" (2.44m x 2.00m)

UPVC double glazed window to side, wardrobe.





### **Bathroom**

Three piece suite comprising deep panelled bath, wash hand basin with base cupboard, mixer tap, ceramic and full height tiling to all walls and mirror, shower with over and glass screen and low-level WC, uPVC frosted double glazed window to side, ceramic tiled flooring, door to:

### **Landing**

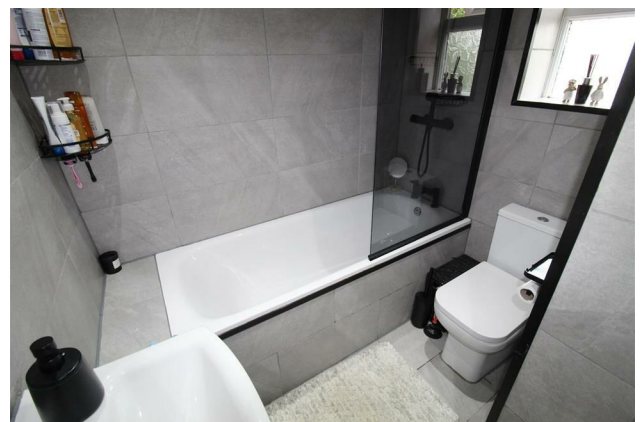
Double glazed window to side.

### **Outside Front**

Off road parking driveway.

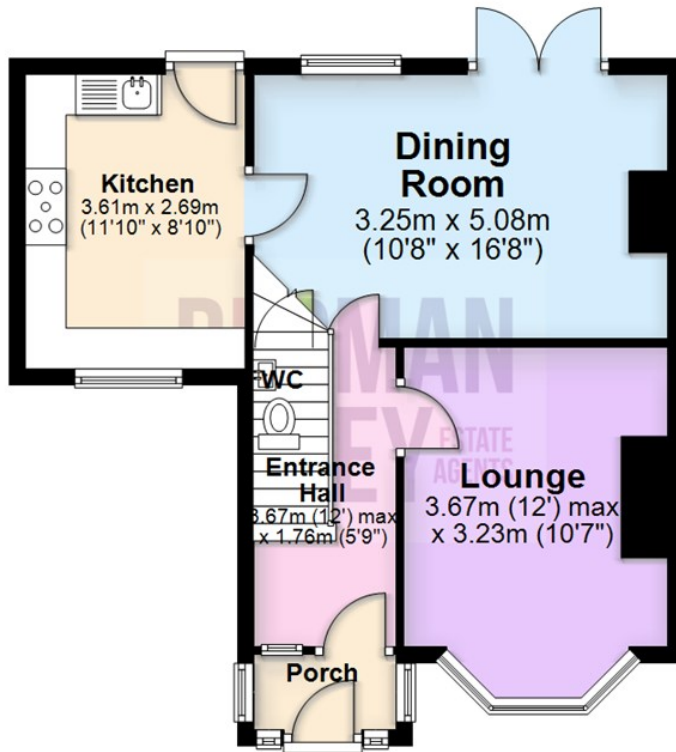
### **Outside Rear**

Enclosed rear garden with lawn area mature flower beds, patio dining area.



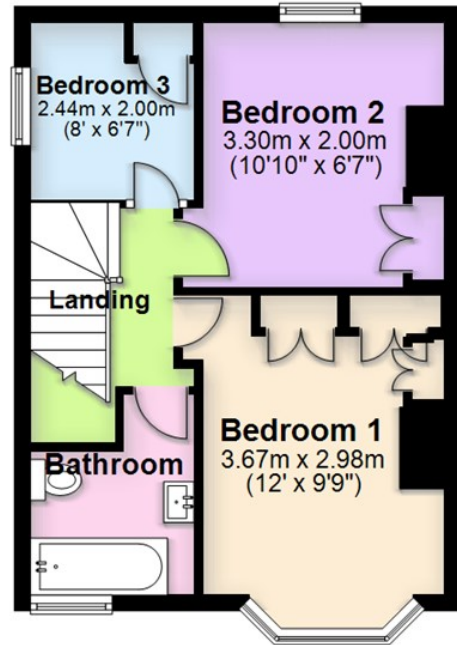
### Ground Floor

Approx. 47.9 sq. metres (515.4 sq. feet)



### First Floor

Approx. 36.2 sq. metres (389.2 sq. feet)



Total area: approx. 84.0 sq. metres (904.6 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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