



Canada Street, Smithills, Bolton, BL1 3JZ

Offers in the Region Of £130,000

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! (Currently in probate so please allow extra time for the sale to complete). A well presented 2 bedroom mid terraced property, located on Canada Street in the Smithills area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance vestibule, a spacious lounge, a modern fully fitted kitchen with an integrated gas hob and oven, a useful downstairs W.C and a small low maintenance rear yard. To the upper floor you will find 2 bedrooms, a spacious double sized Master bedroom with fitted wardrobes included, a small single bedroom to the rear and a Family bathroom currently set up as a wet room, with a basin, toilet and a walk in shower. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. The EPC is Band C. FREEHOLD PROPERTY.



ACCOMMODATION

Entrance Vestibule 3' 10" x 3' 2" (1.16m x 0.96m)

The entrance vestibule to the front of the property. Fitted with a composite entrance door to the front aspect.

Lounge 13' 1" x 13' 0" (4.00m x 3.96m)

A spacious lounge to the front of the property. Decorated in neutral colours with a mid oak wood laminate floor. Plenty of space for modern furniture to fit easily. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 12' 3" x 13' 0" (3.74m x 3.96m)

A fully fitted kitchen in cream with contrasting grey worktops. Comes with an integrated gas hob and oven. Plumbed in for a washing machine. Decorated in neutral colours with a beige tiled floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Downstairs WC 6' 7" x 6' 3" (2.00m x 1.9m)

A useful downstairs WC. Comes with a basin and a toilet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Rear Yard

A small fully enclosed rear yard.

Master bedroom 13' 3" x 13' 1" (4.04m x 4.0m)

A spacious double sized Master bedroom to the front of the property. Comes with fully fitted wardrobes. Decorated in neutral colours with a light brown coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 6' 7" x 6' 1" (2.0m x 1.86m)

A small single sized bedroom to the rear of the property. Decorated in neutral colours with a green coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Family Bathroom 8' 6" x 7' 1" (2.6m x 2.16m)

A Family bathroom to the upper floor. Currently set up as a wet room, with a basin, toilet and a walk in shower. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

