



## 6 Burnside Road, Bolton

£185,000 Leasehold

Two Bed, Semi-Detached on Burnside Road, Smithills. • Fully Renovated in 2018 • Spacious Living Room with Exposed Brick Feature Fireplace • Modern Shaker Style Kitchen with Integrated Oven & Hob • Two Double Sized Bedrooms • Fully Tiled Bathroom with Three-Piece Suite, Including P-Shaped Bath • Driveway Parking • Large Prefab Concrete Garage





Movuno are delighted to bring to the market this Two-Bed, Semi-Detached on Burnside Road, Smithills.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





#### Entrance Hall

4' 3" x 3' 10" (1.30m x 1.18m)

Laminate Flooring, Pendant Lighting, Composite Door to Front.

#### Living Room

15' 7" x 11' 6" (4.75m x 3.50m)

Laminate Flooring, Exposed Brick Fireplace, Pendant Lighting, Radiator, Multiple Power Outlets.

#### Kitchen/Diner

15' 11" x 9' 0" (4.84m x 2.75m)

Laminate Flooring, Cream Shaker Style Kitchen Units, Oak Effect Laminate Worktops, Integrated Oven and Electric Hob, Stainless Steel Sink with Mixer Tap, Pendant Lighting, Radiator, Multiple Power Outlets, Boiler, 2x UPVC Windows, Under Stairs Storage and Door to Rear Garden.

#### Landing

3' 4" x 3' 2" (1.02m x 0.97m)

Carpet, Pendant Lighting, Loft Hatch with Pull Down Ladder, UPVC Window.







### Master Bedroom

15' 10" x 12' 3" (4.83m x 3.74m)

Double Sized, Carpet, Pendant Lighting, Radiator, Multiple Power Outlets, Large UPVC Window.

### Bedroom Two

11' 0" x 9' 10" (3.36m x 3.00m)

Double Sized, Carpet, Pendant Lighting, Multiple Power Outlets, Radiator, UPVC Window.



### Bathroom

7' 6" x 5' 10" (2.28m x 1.79m)

Fully Tiled, Three-Piece White Bathroom Suite with P-Shaped Bath, Glass Shower Screen, Chrome Fittings, Light Up Wall Cabinet, Heated Towel Rail, Spotlighting, Frosted UPVC Window.











### **FRONT GARDEN**

Flagged Front Garden with Mature Shrubs and Driveway Parking.

### **REAR GARDEN**

Flagged Patio Area, Established Lawn, Mature Shrubs & Trees, Large Garage.

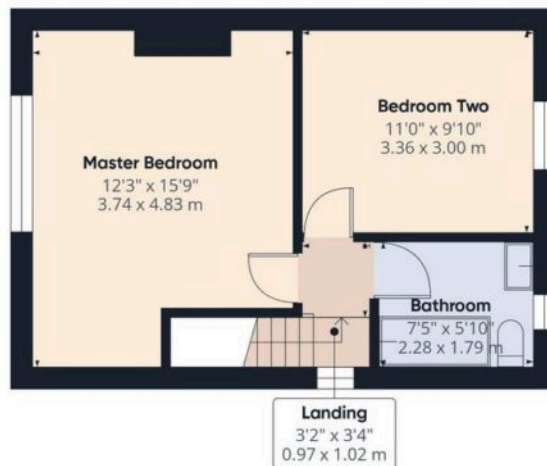








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

700 ft<sup>2</sup>  
65 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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