



117 Smithills Dean Road, Bolton

£269,950



- Three Bed
- Two Reception Rooms
- Dining Kitchen
- Close to Local Schooling
- Large South Facing Rear Garden
- In Need of Update
- Great Potential
- No Chain

Chris Ball

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A larger than average three bed semi-detached property situated in this popular and sought after location within walking distance of local schools and facilities. Although in need of update but offering great potential the property briefly comprises open porch, entrance hall with cloaks, lounge, dining room, and dining kitchen to ground floor with three beds and four piece family bathroom to first floor. Access to the loft by a pull down ladder the loft being fitted with velux window. Lawned gardens to the front with borders of plants and shrubs. Off road parking leading to single garage. Good sized south facing garden to the rear, lawned with borders of shrubs and trees and large patio area. Gas central heating and double glazing throughout, A potential to create a superb family home. Needs to be viewed.



Open Porch

Entrance Hall

Under stairs storage, two piece cloaks, double radiator, stairs to first floor.

Lounge

Feature fire surround, feature ceiling and plate rack, laminate flooring, bay window, two alcoves with feature windows to side, double radiator.



Dining Room

Feature fire surround, coving, single radiator, patio doors leading to rear garden.

Dining Kitchen

Wall and base units with complementary worktops, floor standing electric cooker with halogen hob, plumbed for washer, tiled flooring, part tiled, patio doors leading to rear garden.



Dining Area

Laminate flooring, coving, inset lighting.

Landing with Loft Access from pull down ladder. Loft insulated, part boarded and with velux window.

Bedroom One (Front Elevation)

Fully fitted mirrored wardrobes and storage, bay window, single radiator.



Bedroom Two (Rear Elevation)

Fitted wardrobes and storage, single radiator.

Bedroom Three (Front Elevation)

Laminate flooring, single radiator.



Bathroom

Four piece in cream, walk in shower cubicle, vanity unit, part tiled, inset lighting, two double glazed windows, vinyl flooring.

External

Lawned garden area to the front with off road parking for two/three cars leading to single garage with rear door access. Large south facing rear garden, patio area and lawned with borders of mature shrubs and trees. Wooden shed and greenhouse. A great family home with lots of potential in this popular location.

PROPERTY MISDESCRIPTION ACT 1991.

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give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations and all purchasers are recommended to carry out their own investigations





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