

6 Rathybank Close, Smithills, Bolton, BL1 6HA



Offers Around £250,000

Charming and very well presented three bedroom semi detached freehold property, located in a private courtyard in a popular residential location. Close to local shops, schools, good transport links and easy access to the popular Moss Bank Parks. This spacious property benefits from double glazing, gas central heating, large conservatory, landscaped patio area, with further garden area and two dedicated parking spaces,. Viewing is highly recommended to appreciate the size , location, and excellent condition of this property.

- Three Bedroom
- Conservatory
- Freehold
- Council Tax Band B
- Spacious Accommodation
- Large Plot
- Two Parking Spaces
- Semi Detached
- Awaiting EPC



Well presented three bedroom semi detached with large garden area. This freehold property is located in a private courtyard and is a popular residential location, Close to all local amenities, shops, schools, transport links, and easy access to the popular Moss Bank Park. The property comprises, Entrance hall, utility room, lounge, kitchen, conservatory. To the first floor there are three large bedroom and a family bathroom. To the outside front there is two dedicated parking spaces and to the rear a large tiered garden area. Benefiting from being freehold, double glazing gas central heating and spacious accommodation viewing is a must to appreciate the condition the location the space and potential this property has to offer.

Entrance Hall

Radiator, uPVC Double glazed entrance door, double glazed window to front, stairs.

Utility Room

Plumbing for automatic washing machine, electric sockets and lighting.

Lounge

uPVC Double entrance doors to rear, two radiators, gas fire set in chimney breast.

Kitchen

Matching range of wall and floor standing cupboards, with draws and work surfaces, integral fridge and freezer, electric fan assisted oven, and ceramic hob with extractor hood . Sink unit with mixer tap. Radiator uPVC window to rear, uPVC door to rear.

Conservatory

Large conservatory with uPVC windows and double doors leading to landscaped patio power and lighting with radiator.

Landing

uPVC window to rear.

Bedroom One

Two double glazed windows, radiator and range of fitted wardrobes.

Bedroom Two

Double glazed window, radiator, fitted wardrobes.

Bedroom Three

Double glazed window, radiator, storage cupboard.

Bathroom

Three piece suite comprising L shaped bath with shower over and folding glass screen, low level WC, wash hand basin in vanity unit with drawers, ceramic full hight tiling to three walls, ceramic tiled floor, heated towel rail.



Outside Front

Paved pathway and two dedicated private parking spaces.

Outside Rear

Private enclosed garden, paved patio dining area, lower terrace area with garden shed and landscaped, bottom terrace is enclosed and is garden area.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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