



7 Bennetts Lane, Bolton
£175,000

Miller Metcalfe
Every step of the way

7 Bennetts Lane

Bolton

Attention First Time Buyers | Impressive Two Bedroom Property With Additional Loft Space

This well-appointed and nicely presented property on Bennetts Lane would make a perfect first home or family upsize. Located at the bottom of Bennetts Lane, the surrounding area is peaceful, quiet but close to a number of popular amenities such as shops, schools and leisure facilities.

Internally, two impressive reception rooms are on offer in addition to a separate kitchen. The perfect set up for separate living, dining and entertaining spaces. Additionally, two bedrooms can be found on the first floor with a separate loft space used as a third bedroom.

The accommodation briefly comprises: entrance vestibule with a door leading to a welcoming hallway. A bay-fronted lounge can be found at the front which is full of light with a spacious dining room adjacent. The dining room leads to a fully fitted kitchen with a combination of base and eye level fitted units. Take the stairs to the first floor where you'll find two impressive double bedrooms and a large four-piece family bathroom suite. The landing has a second staircase leading to the loft conversion which currently takes a double bed. Please note, full building regulations would need to be sought for this to be classed as a formal bedroom.

Council Tax band: A

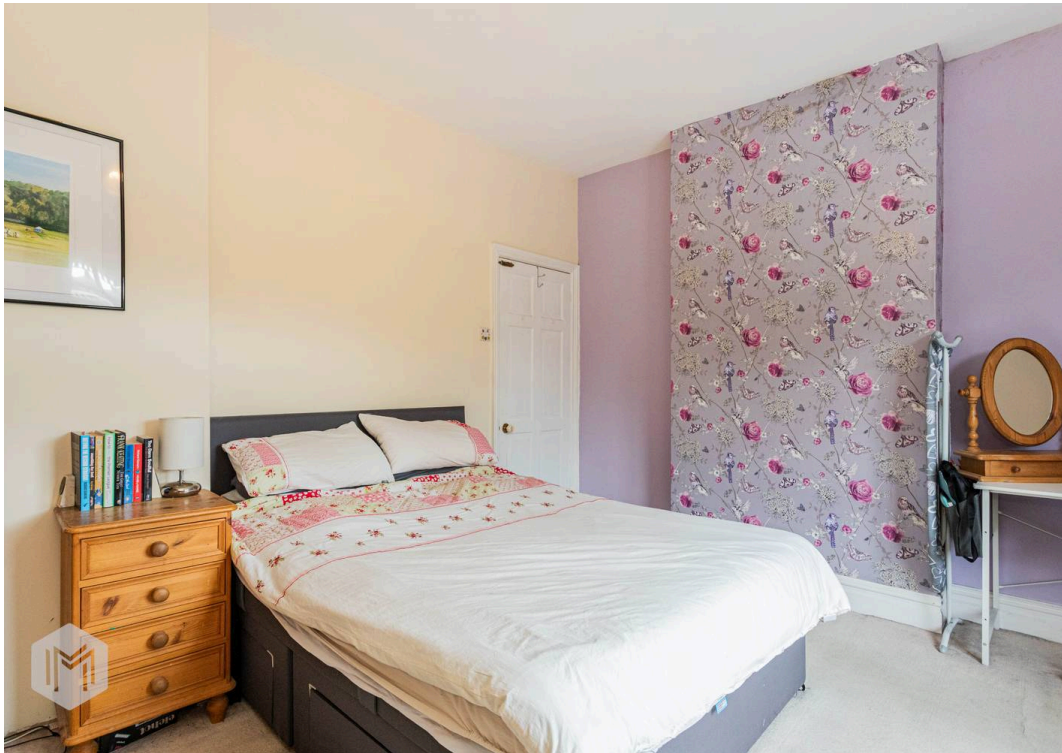
Tenure: Leasehold

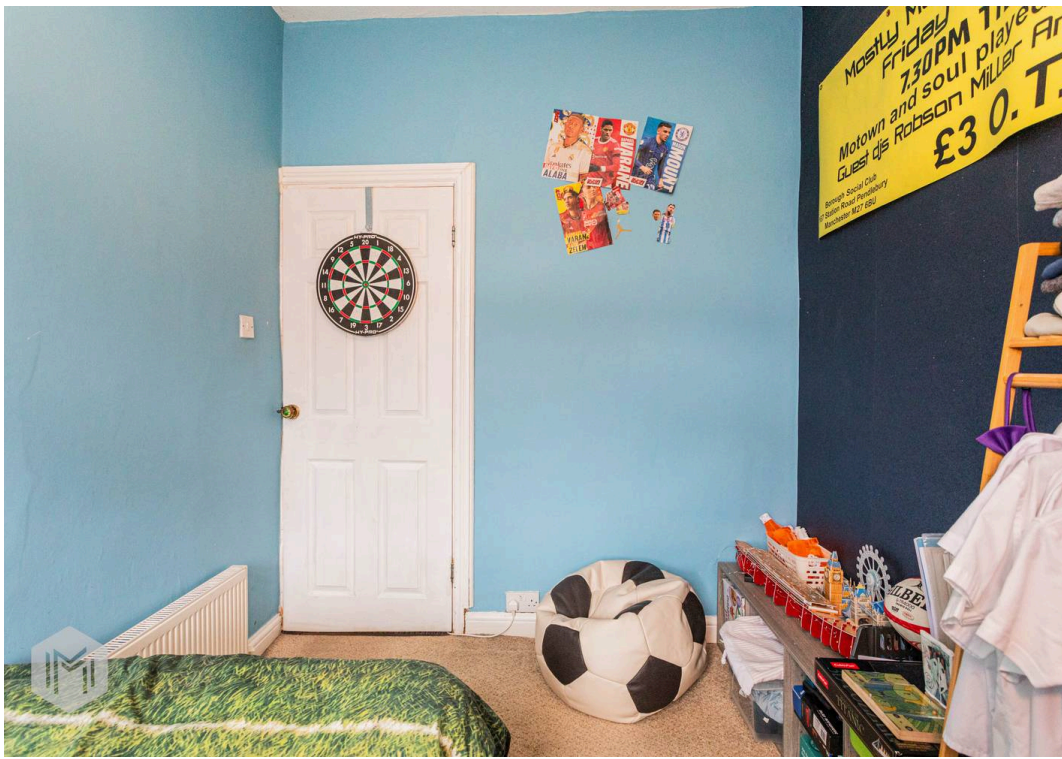
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

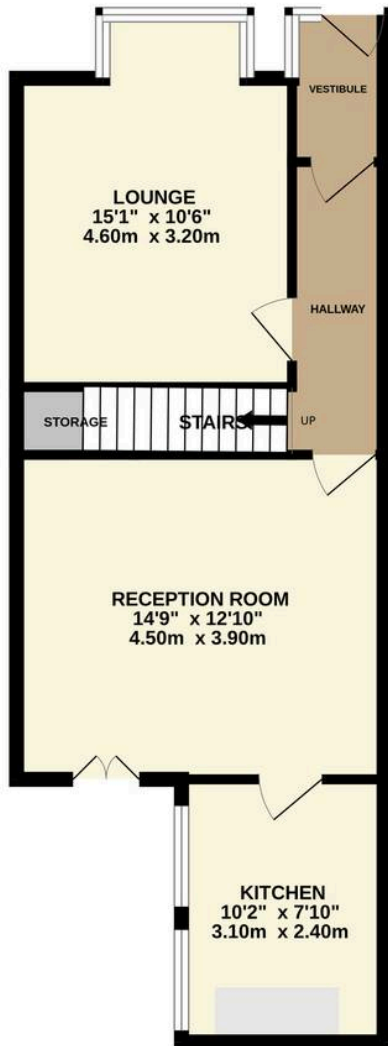




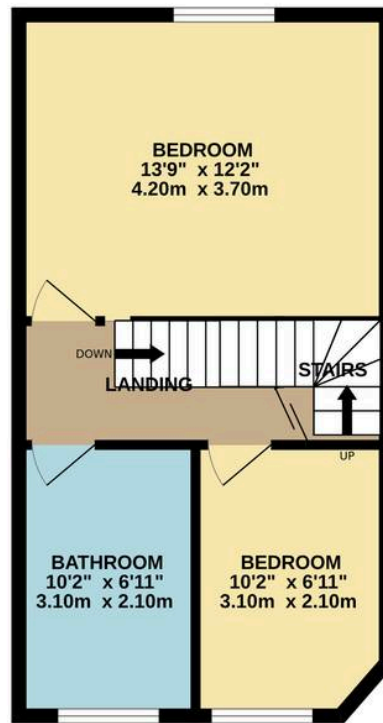




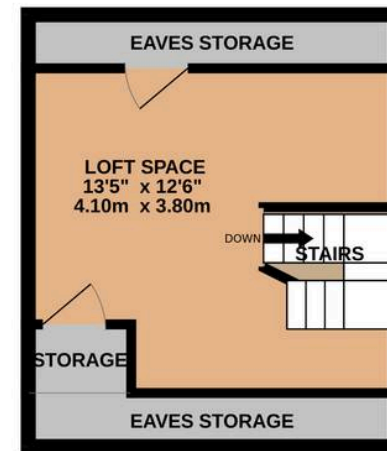
GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



2ND FLOOR
244 sq.ft. (22.7 sq.m.) approx.



TOTAL FLOOR AREA : 1139 sq.ft. (105.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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