REDMAN CASEY ESTATE AGENTS

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
- Awating EPC

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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.

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Outside Front
Paved pathway and two dedicated private parking spaced.

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.

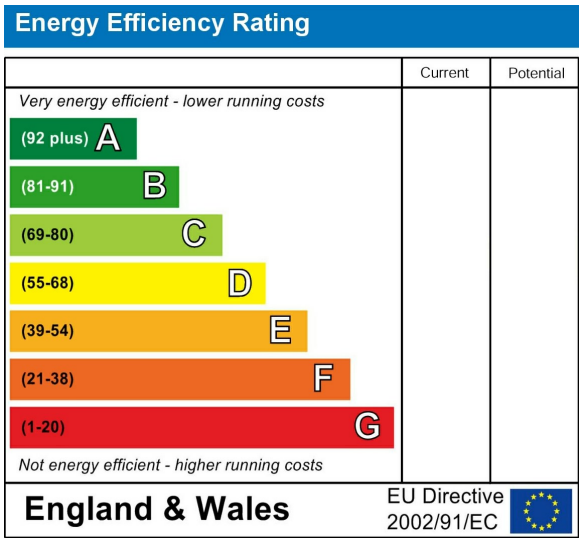


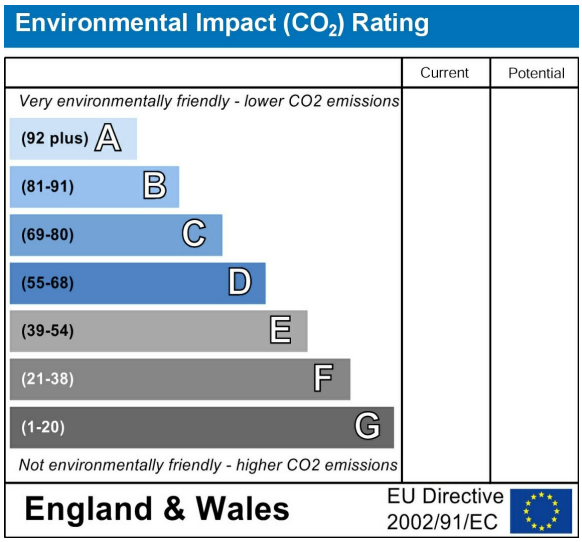






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