REDMAN CASEY ESTATE AGENTS

197 Valletts Lane, Smithills, Bolton, BL1 6DY

Offers In The Region Of £140,000

Two bedroom mid terraced property. Located in a very popular residential location of Smithills. Close to local primary and secondary schools, local shops and good access to transport links. Benefitting from double glazing and gas central heating, small garden to the front and enclosed spacious garden to the rear. Sold with vacant possession and no chain, viewing essential to appreciate the potential of this property.

- Two Bedroom Mid Terrace
- Fitted Dining Kitchen
- Extension Potential (subject to planning)
- EPC Rating D
- Spacious Lounge
- Large Rear Garden
- No Chain & Vacant Possession
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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www.redmancasey.co.uk

Two bedroom mid terraced property, located in a very popular residential location of Smithills. Close to all local amenities, local shops, transport links, and both secondary and primary schools also close to Moss Bank Park and Smithills Moor. This property comprises:- Entrance porch, lounge, fitted kitchen diner, to the first floor there are two bedrooms and a family bathroom. Benefitting from double glazing and gas central heating the property enjoys a small garden to front, large enclosed garden to the rear with paved walkways garden shed and original brick wc This home is sold with vacant possession and no onward chain, viewing recommended to appreciate all that is on offer.

Porch
Composite entrance door, door to:

Lounge 15'9" x 13'0" (4.80m x 3.97m)
UPVC double glazed leaded window to front, fireplace with timber surround and marble effect inset and hearth, radiator, two wall lights, door to:

Kitchen/Breakfast Room 10'8" x 13'0" (3.24m x 3.96m)
Fitted with a matching range of beech effect base and eye level units with drawers, cornice trims and contrasting round edged worktops, matching breakfast bar, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated dishwasher, plumbing for washing machine, integrated fridge/freezer, built-in electric fan assisted oven, five ring gas hob with extractor hood over, uPVC double glazed window to rear, radiator, wall mounted gas boiler serving heating system and domestic hot water, carpeted stairs to first floor landing, uPVC double glazed door to garden.

Landing
Vinyl flooring, sliding door, door to:

Bedroom 1 15'1" x 13'0" (4.60m x 3.96m)
UPVC double glazed leaded window to front, radiator.

Bedroom 2 10'6" x 5'8" (3.20m x 1.72m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, radiator.

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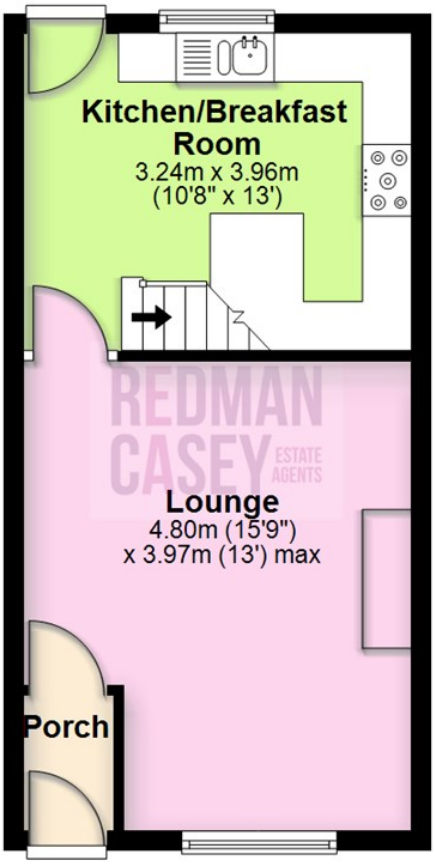
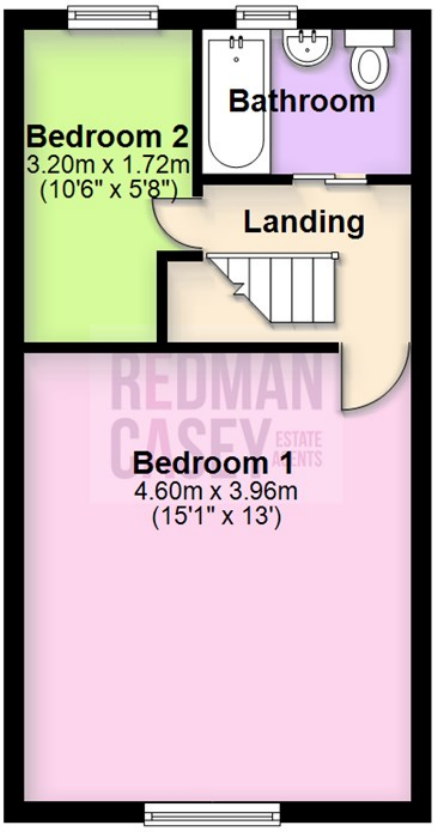
Ground Floor

Approx. 32.3 sq. metres (347.4 sq. feet)



First Floor

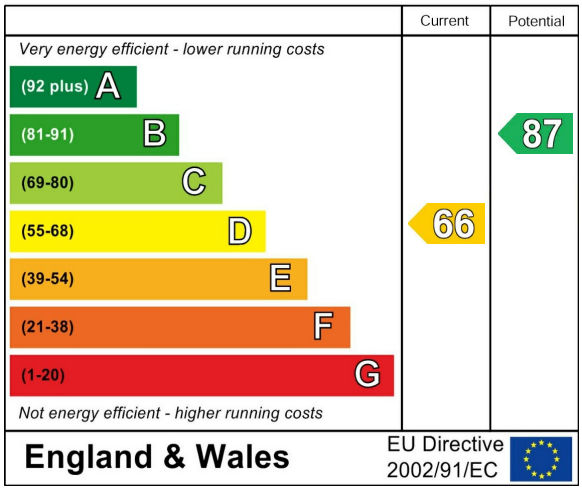
Approx. 31.3 sq. metres (336.6 sq. feet)



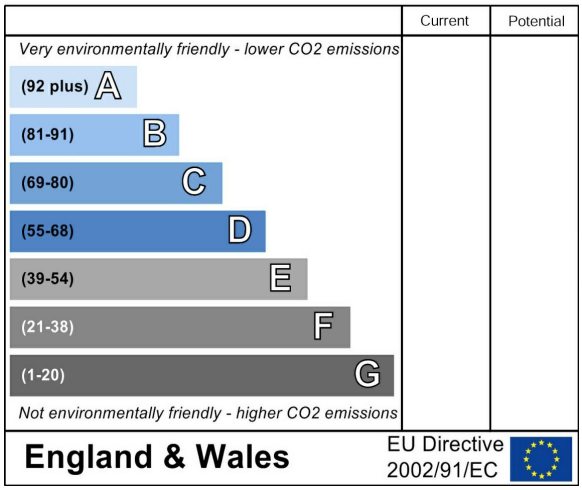
Total area: approx. 63.5 sq. metres (684.0 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note,we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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