



Huxley Street, Smithills, BOLTON, Lancashire, BL1

The Purple Property Shop are pleased to bring to market this well presented two bedroom mid terrace property. Well placed, close the local amenities and the motorway network, with several public transport routes linking to the town centre and surrounding areas.

The property briefly comprises entrance vestibule, lounge, kitchen dining room, utility room and downstairs cloakroom wc to the ground floor and to the first floor are two bedrooms and a en-suite to bedroom two.

The property is warmed via gas fire place and has double glazing in places. To the exterior is a low maintenance rear yard. For further details or to arrange a viewing, call our office.



Offers Over £80,000

**the purple
property shop**

Tel: 01204 598979

GROUND FLOOR

Lounge

4.2m x 3.9m (13' 9" x 12' 10")

Kitchen / Dining Room

3.9m x 3.2m (12' 10" x 10' 6")

Utility Room and Cloakroom wc

FIRST FLOOR

Bedroom One

4.2m x 3.9m (13' 9" x 12' 10")

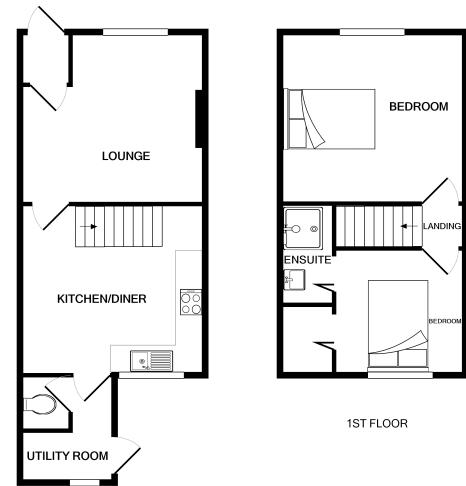
Bedroom Two

2.8m x 2.4m (9' 2" x 7' 10")

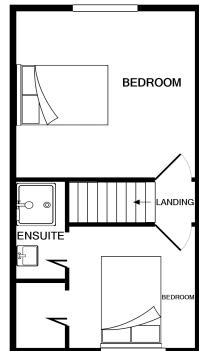
En-Suite Shower Room

EXTERNAL

Rear Yard



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		89
(81 to 91) B		
(69 to 80) C		
(56 to 68) D		
(39 to 54) E		
(21 to 38) F	32	
(1 to 20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		