



96 Bennetts Lane, Bolton, Lancashire, BL1 6JE

Offers in Excess of £200,000

The Purple Property Shop are pleased to welcome to the market this traditional three bedroom property in the ever popular location of Smithills, located on Bennetts Lane, close to local shops and schools.

Locating the property, you'll drive by the bay windowed, red-brick properties oozing character and charm. As you arrive, a neatly presented garden area with bark chippings and pots of plants greet you, along with the imposing characterful façade of the property, with beautifully crafted brickwork, a large bay window and a stained glass UPVC door awaits for you to step inside.

Once inside, you'll land into the convenient vestibule area which leads onto the hallway, proving

**the purple
property shop**

Tel: 01204 598979

FIRST FLOOR

VESTIBULE

0.920m x 1.027m (3' 0" x 3' 4")

HALLWAY

0.980m x 4.206m (3' 3" x 13' 10")

LIVING ROOM

3.429m x 5.042m (11' 3" x 16' 7")

DINING ROOM

3.592m x 4.180m (11' 9" x 13' 9")

KITCHEN

2.408m x 4.349m (7' 11" x 14' 3")

FIRST FLOOR

BEDROOM ONE

4.252m x 4.277m (13' 11" x 14' 0")

BEDROOM TWO

2.929m x 4.157m (9' 7" x 13' 8")

BEDROOM THREE

2.381m x 2.890m (7' 10" x 9' 6")

BATHROOM

1.493m x 2.081m (4' 11" x 6' 10")

ADDITIONAL INFORMATION

EPC D

TENURE

Leasehold

967 years from 12 May 1921

Rent : £3.10s.0d

COUNCIL TAX BAND

B

Bolton Council / Band B / Approximately
£1,665.31

FLOOD RISK

**The Purple Property Shop can confirm
the property is at no risk of flooding**

CONSERVATION AREA

**The Purple Property Shop can confirm
the property is not in a conservation
area**

IDENTITY CHECKS

checks

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct identity checks on all customers involved in the transaction, to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Please ask the branch for further details.

IMPORTANT NOTE

Note

We endeavour to make our particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation of fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.

Purchasers: Fixtures and fittings other than those mentioned are to be agreed with the seller.

