



Smethurst Lane, Bolton, Lancashire, BL3

£150,000

This beautifully presented bay fronted terrace property has great potential to a wide range of buyers, the property position offers convenience to local amenities, schools, transport links and Royal Bolton hospital. The property has great potential for converting the loft into a room and the second window in bedroom one gives the option of adding another bedroom.

The property consists of lounge, dining room, kitchen, bathroom, three bedrooms, rear garden with parking access, the property is warmed by gas central heating and viewings are recommend to appreciate what this wonderful family home has to offer.

Viewings by appointment only, call now to arrange a viewing.

the purple
property shop

Tel: 01204 598979

GROUND FLOOR

Entrance Hallway

Lounge

4.65m x 3.30m (15' 3" x 10' 10") Double glazed bay window to front, radiator, inset fire with feature fireplace.

Dining Room

5.3m x 4.3m (17' 5" x 14' 1") Double glazed window to rear, radiator, feature fireplace

Kitchen

5.98m x 2.51m (19' 7" x 8' 3") PVC double glazed window to side, range of wall and base units, built-in cooker, overhead extractor, single drainer stainless steel sink unit with mixer tap.

FIRST FLOOR

Bedroom One

4.39m x 4.19m (14' 5" x 13' 9") two double glazed windows to front, radiator.

Bedroom Two

4.44m x 2.49m (14' 7" x 8' 2") Double glazed window to rear, radiator.

Bedroom Three

1.8m x 2.6m (5' 11" x 8' 6") Double glazed window to side.

Bathroom

Double glazed window to side, 3 piece suite comprising of panelled corner bath with shower over, pedestal hand wash basin, W/C, tiled walls.

EXTERNAL

Rear Garden

Paved patio area with flower bed planting areas, parking access to the rear



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 misstatement. The 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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