



## 31 Bennetts Lane, BOLTON, Lancashire, BL1 6HY

Offers Over £200,000

Amazing opportunity to purchase this beautifully presented, spacious three bedroom, two reception room semi detached property located in Smithills. Located in close proximity to local schools, shops and transport links.

The property briefly comprises; Entrance hall leading into two spacious reception rooms both with feature fire place at the centre. The fully fitted modern kitchen offers ample storage space and looks out on to the garden area. The kitchen also benefits from an array of integrated appliances including a stainless steel sink with mixer tap, electric four ring hob, electric oven, extractor fan unit, fridge/freezer and space to accommodate a washing machine.

To the first floor there are three good size bedrooms, two being fitted with wardrobes. The family bathroom is complete with a modern 3 piece suite and shower.

To the exterior of the property there is a well kept front garden and a lean to, to the side.

The rear garden is well established with patio area, flower beds and raised decking.

The Purple Property Shop logo, featuring a purple house icon above the text 'the purple property shop'.

Tel: 01204 598979

## GROUND FLOOR

### Lounge

3.7m x 4.1m (12' 2" x 13' 5")

### Dining room

3.6m x 3.9m (11' 10" x 12' 10")

### Kitchen

1.9m x 3.3m (6' 3" x 10' 10")

## FIRST FLOOR

### Bedroom 1

3.8m x 3.5m (12' 6" x 11' 6")

### Bedroom 2

3.3m x 3.6m (10' 10" x 11' 10")

### Bedroom 3

2.0m x 2.3m (6' 7" x 7' 7")

## ADDITIONAL INFORMATION

### Tenure

990 years from April 1927

Rent : £3.10s.0d

### Local Authority / Council Tax / Annual Charge

Bolton, Band C, Approximately £1,812.32

GROUND FLOOR  
473 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 908 sq.ft. (84.4 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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