REDMAN CASEY ESTATE AGENTS

30 Ivy Road, Smithills, Bolton, BL1 6DJ

Offers In The Region Of £230,000

Having undergone a comprehensive renovation there is only one word to describe this property and that word is stunning, the property is s credit to the owner and only with internal viewing will this property truly be appreciated. Offering spacious accommodation throughout the attention detail is second to none and provides a welcoming and modern family home with two reception rooms, modern fitted kitchen, utility room / wc. To the first floor there are three bedrooms and bathroom to and a large loft room to the second. Outside there is a garden area to the front and enclosed courtyard to the rear. The property will be sold with no onward chain and vacant possession.

- Fully Renovated Throughout
- Fitted Kitchen and Utility
- Superb Family Bathroom
- EPC Rating C
- 2 Reception Rooms
- 3 Bedrooms plus Large Loft Room
- Ideally Located
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Ideally located for access to local amenities, shops schools and transport links this fully renovated mid terraced house has had no expense spared making this into a fabulous family home. The condition throughout is simply stunning very rarely are we surprised going into house but this one is certainly one of the exceptions. Comprising - Entrance hall, lounge, separate sitting room, fitted kitchen with integrated and built in appliances, utility room / wc. On the first floor there are three bedrooms and bathroom fitted with a white three piece suite. The second floor boasts a large multi purpose loft room . Outside there is a small font garden with gravelled bed enclosed by a dwarf wall and wrought iron railings with gated access, to the rear there is a enclosed rear courtyard with composite decking and brick built storage shed. Viewing is absolutely required to appreciate the standard and size of this superb property.

Entrance Hall
Vertical radiator, vinyl flooring, decorative mouldings, stairs, Composite entrance door, door to:

Lounge 13'7" x 12'0" (4.15m x 3.66m)
UPVC double glazed box window to front, double radiator, Mouldings to wall.

Sitting Room 13'7" x 15'6" (4.14m x 4.72m)
Two vertical radiators, door to built-in under-stairs storage cupboard, uPVC double glazed French doors to rear, open plan to:

Kitchen 12'2" x 6'8" (3.70m x 2.03m)
Fitted with a matching range of pale grey base and eye level units, 1+1/2 bowl china sink unit with single drainer and swan neck mixer tap, built-in eye level electric fan assisted oven, four ring gas hob with extractor hood over, built-in microwave, radiator, built-in eye level electric fan assisted oven, hob with extractor hood over, built-in microwave, vinyl flooring, door to:

WC
UPVC double glazed window to side, fitted with two piece suite comprising, wall mounted wash hand basin with mixer tap and tiled splashback and low-level WC, plumbing for washing machine worktop space space for tumble dryer.

Landing
Built-in under-stairs storage cupboard, stairs, door to:

Bedroom 1 11'9" x 7'9" (3.58m x 2.35m)
UPVC double glazed window to front, double radiator.

Bedroom 2 11'11" x 7'5" (3.63m x 2.27m)
UPVC double glazed window to front, radiator.

Bedroom 3 10'11" x 7'9" (3.33m x 2.35m)
UPVC double glazed window to rear, double radiator.

Bathroom
Fitted with three piece modern white suite with comprising, deep panelled bath with shower over and folding glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to three walls, heated towel rail, uPVC frosted double glazed window to rear, vinyl flooring.

Loft Room 21'0" x 15'6" (6.40m x 4.72m)
Double radiator, vaulted ceiling with recessed spotlights.

Outside
Front garden enclosed by dwarf wall and wrought iron railings, gravelled bed and pathway leading to front entrance door.
Rear enclosed by timber fencing to rear and sides large composite decking area, brick built shed and rear gated access.

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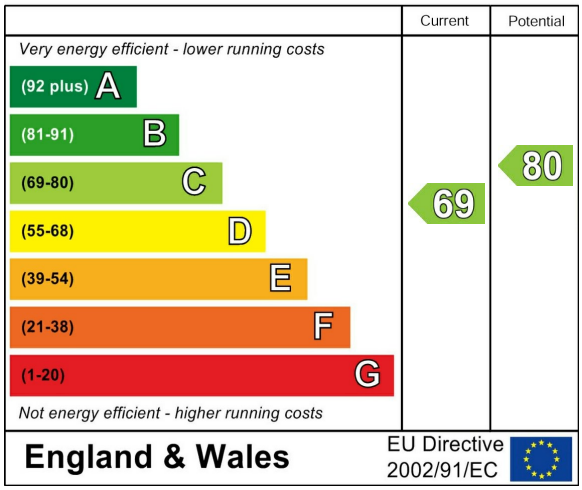
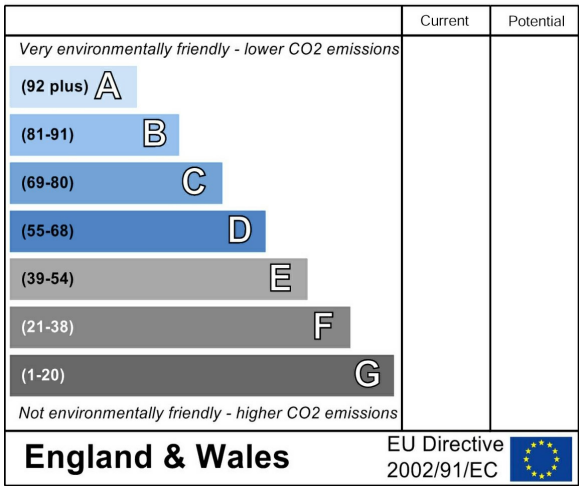
Total area: approx. 125.5 sq. metres (1350.9 sq. feet)

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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