

16 Merlin Grove, Smithills, Bolton, Greater Manchester, BL1 6BZ



**Price £116,500**

Superbly presented mid terraced property located in this highly sought after area, ideally located for access to local shops , schools and transport links. The property offers excellent accommodation with spacious receptions rooms 2 double beds and potential for a third bedroom should the need arise



Deceptively spacious mid terraced property offering excellent accommodation with the potential for alteration to three bedrooms should the need arise. The property comprises :- Porch, hallway, lounge, dining room and kitchen fitted with a range of oak effect base and wall units. To the first floor there are two double bedroom both with fitted wardrobes a dressing room with potential for a third bedroom and a large shower room fitted with a three piece suite. Outside there is a small front garden area with gravelled border and an enclosed rear courtyard with paved patio and gated access. The property must be viewed to appreciate all that is on offer.



### **Porch**

Laminate flooring, door to:

### **Entrance Hall**

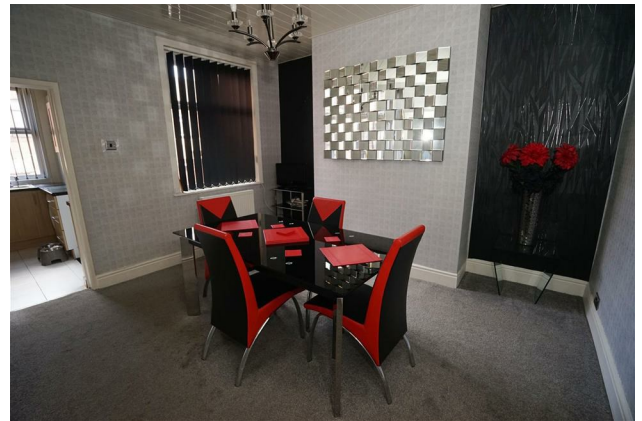
Radiator, laminate flooring, dado rail, coving to ceiling, carpeted stairs to first floor landing, door to:

### **Lounge 12'6" x 11'2" (3.81m x 3.40m)**

UPVC double glazed box window to front, fireplace, double radiator.

### **Dining Room 13'1" x 11'7" (3.98m x 3.54m)**

UPVC double glazed window to rear, double radiator, open plan to Kitchen, door to built-in under-stairs storage cupboard.



### **Kitchen 9'7" x 7'7" (2.93m x 2.31m)**

Fitted with a matching range of oak effect base units with contrasting worktop space over, stainless steel sink unit with single drainer, plumbing for washing machine, space for fridge/freezer, tumble dryer and range, uPVC double glazed window to rear, ceramic tiled flooring, wall mounted gas combination boiler serving heating system and domestic hot water, door.



### **Landing**

Door to:

### **Bedroom 1 11'1" x 14'6" (3.38m x 4.42m)**

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising four fitted double wardrobes with hanging rails, shelving and overhead storage, fitted matching bedside cabinets and drawers, radiator.

### **Bedroom 2 9'4" x 9'5" (2.84m x 2.88m)**

UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails, overhead storage and fitted matching cupboards over bed and bedside cabinets, radiator.



### Dressing Room 4'9" x 9'5" (1.46m x 2.88m)

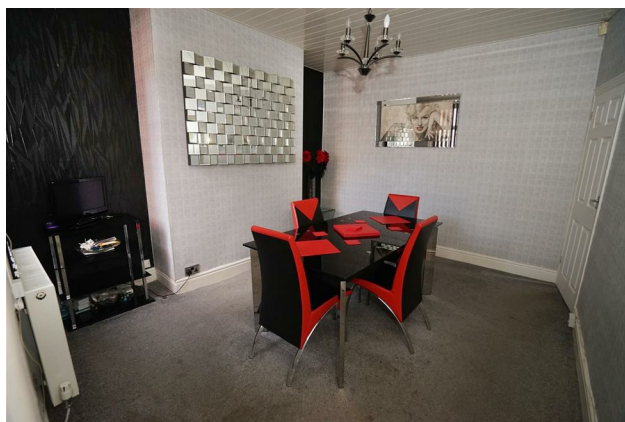
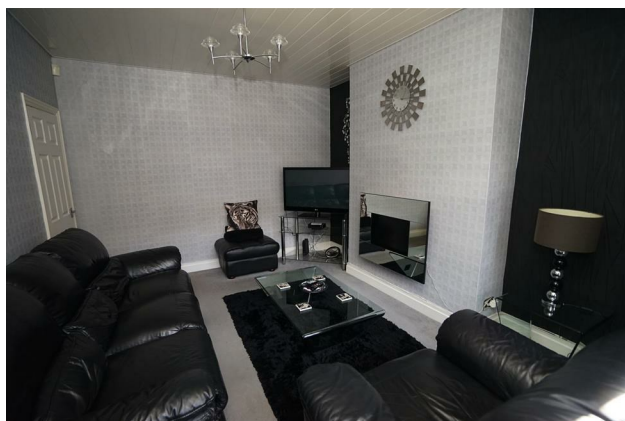
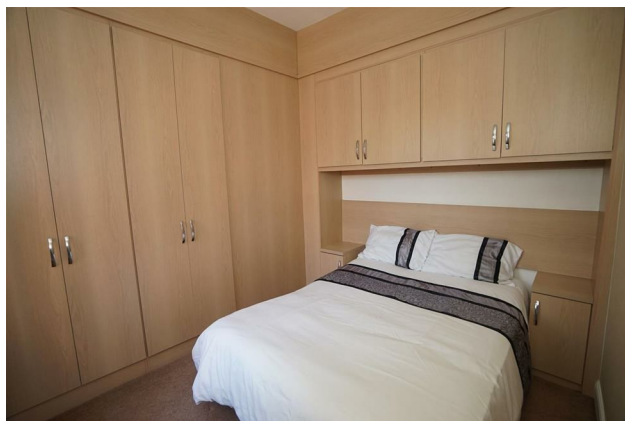
Walk in dressing room, opportunity to convert into further bedroom.

### Shower Room

Fitted with three piece suite comprising tiled shower enclosure with electric shower over, pedestal wash hand basin, low-level WC and full height ceramic tiling to all walls, heated towel rail, frosted double glazed window to side, uPVC frosted double glazed window to rear.

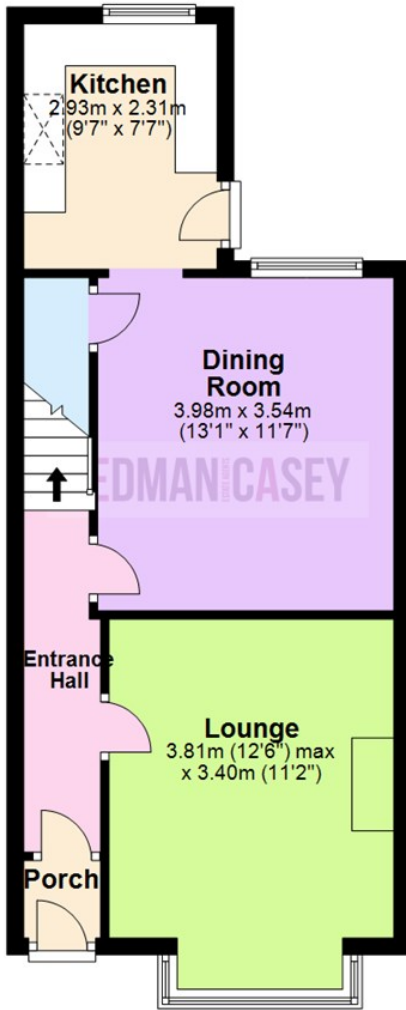
### Outside

Front, enclosed by brick wall to front and sides, concrete pathway leading to front entrance door with gravelled area. Rear, enclosed by brick wall to rear and sides, paved sun patio, brick-built storage shed, rear gated access.



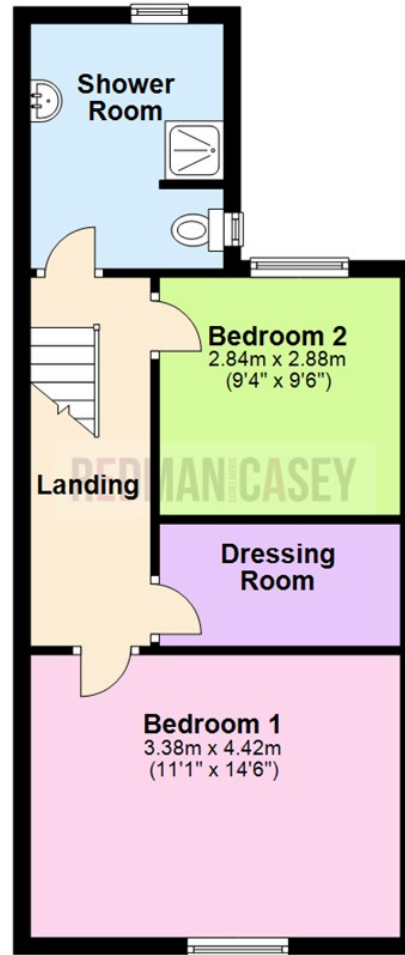
### Ground Floor

Approx. 42.5 sq. metres (457.4 sq. feet)



### First Floor

Approx. 42.0 sq. metres (452.6 sq. feet)



Total area: approx. 84.5 sq. metres (910.0 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

