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Cardwells
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MANSFIELD GROVE, SMITHILLS, BL1 6BX



- Extended family home
- Quiet cul de sac position
- Very well presented
- 2 reception rooms, kitchen breakfast room
- 3 double bedrooms, family bathroom
- Master bed with en suite
- Driveway, delightful garden
- Useful summer house/workshop



£212,500

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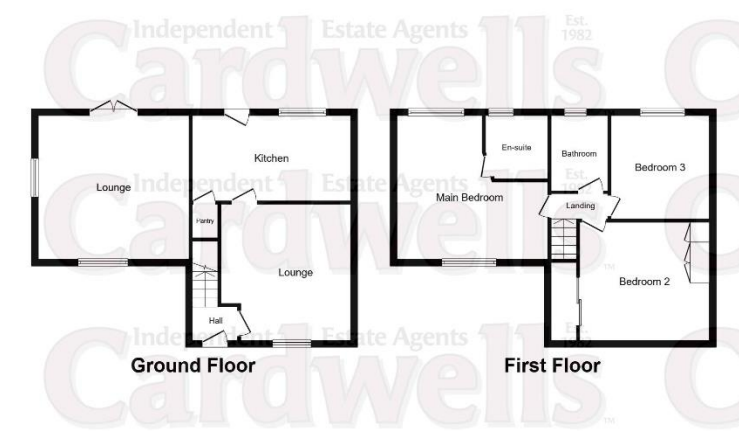
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells are pleased to offer for sale this impressive, three bedroom family sized house, which is tucked away at the bottom of a quiet cul-de-sac. The property has been extended to the ground and first floor, providing very spacious accommodation, which now includes a second lounge and a master bedroom with an en suite. Adjacent to the house is woodland which has a variety of wildlife including deer, squirrels and birds. The property is tastefully and very well presented throughout. Viewing is highly recommended to fully appreciate this lovely home. (01204) 381281, bolton@cardwells.co.uk The property briefly comprises, Entrance hall, lounge, kitchen, breakfast room and a second lounge. Upstairs, there are three double bedrooms and a family bathroom. The master bedroom has a contemporary en suite shower room. Outside, there is a driveway/garden which continues along the side elevation, leading to a delightful garden to the rear. The property also benefits from uPVC double glazing and gas central heating warmed by a modern combi boiler.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door leading to

Entrance hall: Radiator, enclosed staircase leading to the landing, panelling to the walls, door leading to

Lounge: 13' 10" x 13' 0" (4.21m x 3.96m) uPVC double glazed window to the front aspect, wooden flooring, ornamental open brick fireplace with a flagstone hearth, panelling to the walls, radiator, coving to the ceiling.

Door leading to

Kitchen breakfast room: 16' 1" x 8' 8" (4.90m x 2.64m) uPVC double glazed window and door to the rear garden aspect, range of traditional style fitted wall and base units, wooden block working surfaces, tiled splashback's, inset ceramic sink unit with mixer tap, built in oven and grill, inset induction hob with an extractor canopy above, integrated fridge freezer, integrated dishwasher, wooden flooring, radiator, coving to the ceiling, built in under stairs, pantry/storage cupboard, with shelving, tiled floor. From the kitchen, breakfast room there's a doorway opening through to

2nd lounge: 15' 4" x 14' 7" (4.67m x 4.44m) 2 uPVC double glazed windows to the side and front aspect, uPVC double glazed French doors to the rear garden aspects, wooden flooring, radiator, coving to the ceiling, inset spotlights.

Landing: Panelling to the walls, access to loft storage, inset spotlights to the ceiling, doors lead to

Bedroom 1: 15' 4" x 11' 4" (4.67m x 3.45m) 3 uPVC double glazed windows to three sides, radiator, inset spotlights, access to the loft via a wooden pulldown ladder. The loft is part boarded with ample storage.

En suite shower room: 6' 5" x 6' 4" (1.95m x 1.93m) uPVC frosted double glazed window to the rear aspect, contemporary suite, comprising tiled shower cubicle, vanity unit incorporating a wash basin and a WC, tiled floor, inset spotlights to the ceiling, extractor fan.

Bedroom 2: 12' 9" x 12' 0" (3.88m x 3.65m) uPVC double glazed window to the front aspect, radiator, below, fitted wardrobes and shelving

Bedroom 3: 11' 0" x 10' 0" (3.35m x 3.05m) uPVC double glazed window to the rear aspect, radiator below.

Family bathroom: 7' 8" x 6' 0" (2.34m x 1.83m) uPVC frosted double glazed window to the rear aspect, white suite comprising, enclosed bath with mixer tap/shower attachment, close coupled WC, wash basin, with mixer tap, tiled floor, radiator.

Outside: To the front, there is a gravelled driveway with a paved pathway. The garden continues along the side elevation, where you will find a raised plant bed. To the rear there is a delightful garden with open woodland aspects to the side. The main part of the garden is paved with seating areas, feature lighting. Steps lead down to the remainder of the garden, which is mostly gravelled with a circular paved patio. There is a superb timber built workshop/summerhouse, with a double glazed window and door and benefits from power and lighting.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281 bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is Freehold.

Council tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1306

Flood risk information: Cardwells estate agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research shows the property is not in a conservation area.

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