



Independent Estate Agents  
**Cardwells** Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**SOMERVILLE STREET, SMITHILLS, BL1 3LN**



- Recently refurbished terrace
- New kitchen and new bathroom
- Quality carpets, new blinds
- Two good bedrooms
- Two reception rooms
- Enclosed garden to the rear
- Gas combi ch, UPVC windows
- No upward chain delay



**Offers Over £150,000**

**BOLTON**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**  
14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.



Independent Estate Agents  
**Cardwells** Est. 1982

A recently refurbished two bedroom terrace home offered for sale with no further upward chain delay. The property has undergone significant improvement works and benefits include a brand new kitchen, new bathroom suite, modern electrics, new carpets and neutral decorations. The property is set in a consistently popular residential location with greenery nearby and the beautiful countryside of Moss Bank Park and Barrow Bridge both within easy reach. Positioned just off Adrian Road the super community of smithills are all nearby, as is Halliwell Road and Moss Bank Way, so commuting via road is easy and there are superb restaurants, shops and sporting facilities nearby. The accommodation briefly comprises: entrance vestibule, hallway, living room, dining room, fitted kitchen, first floor landing, two good bedrooms and a white three-piece bathroom suite. Externally there is a garden area to the rear. There are quality carpets, matching switches and sockets, neutral decorations and importantly, the property is sold with no further upward chain delay. Viewing is highly recommended, and in the first instance a walk-through viewing video is available to watch. Then a personal inspection can be arranged by calling Cardwells Estate Agents Bolton staff and can be arranged by calling: 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting; [www.cardwells.co.uk](http://www.cardwells.co.uk).

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Vestibule:** 3' 5" x 2' 11" (1.042m x 0.890m) UPVC entrance door with UPVC window above, ceramic tiled wall and floor, meter cupboard containing the fuse box.

**Hallway:** 8' 5" x 3' 0" (2.557m x 0.910m) Quality carpeting, neutral decorations, radiator.

**Lounge:** 11' 11" x 12' 1" (3.638m x 3.676m) UPVC window to the front complete with fitted blinds, radiator, neutral decorations, quality carpeting, quality internal door.

**Dining Room:** 16' 6" x 15' 5" (5.040m x 4.690m) Measured at maximum points. UPVC window to the rear with fitted blinds, radiator, quality carpeting, quality internal doors, spindle staircase off to the first floor, excellent under stairs storage space.

**Kitchen:** 10' 6" x 5' 10" (3.204m x 1.789m) A recently fitted kitchen with a range of matching drawers, base and wall cabinets, oven/grill, gas hob with extractor over, stainless steel sink and drainer with mixer tap, UPVC window, rear entrance door.

**First Floor Landing:** Quality carpeting, neutral decorations.

**Master Bedroom:** 15' 5" x 12' 0" (4.688m x 3.654m) UPVC window to the front with fitted blinds, neutral decorations, radiator, quality carpet.

**Bedroom Two:** 13' 11" x 9' 10" (4.237m x 3.004m) UPVC window to the rear, fitted blinds, quality carpet, radiator, neutral decorations, concealed, gas combination central heating boiler which we understand was installed in March 2024.

**Bathroom:** 8' 0" x 5' 0" (2.434m x 1.534m) A new white three-piece bathroom suite comprising dual flush wc, pedestal wash hand basin and bath, ceramic wall and floor tiling, UPVC window, radiator, spotlighting, extractor.

**Rear Garden:** The rear garden is predominantly flagged for easy maintenance and all year round use.

**Tenure:** Cardwells Estate Agents Bolton pre marketing research indicates that the property is Leasehold enjoying a term of 800 years from the 1st of June 1903, meaning there are approximately 679 years remaining. We are advised by our client that the ground rent has "reverted back to The Crown" and nobody has collected the ground rent.

**Council Tax:** The property is situated in the borough of Bolton and as such the council tax is collected by bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is A at an annual cost of around £1,432 per annum, though single person discounts are on offer.

**Flood Risk Information:** Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a Very Low risk of flooding.

**Conservation Area:** Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a conservation area.

**Viewings:** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting; [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance at your convenience.

**Thinking of selling or letting a property in Bolton?** If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

**Arranging a mortgage?** Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting; [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**Disclaimer:** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

