



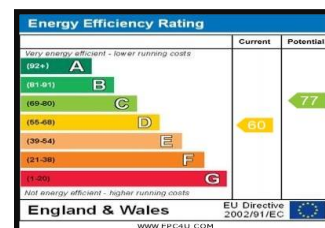
Independent Estate Agents Est. 1982
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LIMEFIELD ROAD, SMITHILLS, BL1 6LA



- Extended 3 bed semi
- Sought after location
- Family size accommodation
- Driveway/single integral garage
- Close to good schools
- Lovely countryside on the doorstep
- Cul-de-sac position
- Viewing highly recommended



£335,000

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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.



An extended three bedroom semi detached house, situated in a sought after cul de sac location, close to Smithills High School, Saint Peters, Smithills Dean Church of England primary School and lovely open countryside. This spacious property is ideal for growing families, wishing to possibly update & adapt to their own taste. We are advised that our vendors jointly own portions of the land opposite with other local residents. More information is available upon request. This part of Smithills is highly regarded and properties don't remain on the market for long. Viewing is highly recommended through Cardwells Estate Agents Bolton 01204 381 281 bolton@cardwells.co.uk The accommodation briefly comprises, Entrance porch, hallway, living room, extended dining room, utility room and a WC. Upstairs there are three good size bedrooms and a family bathroom. A doorway and stairs lead up to a useful loft room. Outside there are gardens to the front and rear, along with a block paved driveway leading to a single integral garage. The property also benefits from gas central heating and double glazing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

UPVC double glazed door leading to

Entrance Porch: Tiled floor, timber framed glazed door leading to:

Reception Hall: Radiator, fitted storage cupboard, built in under stairs storage cupboard, spindled staircase, leading to the first floor.

Lounge 16' 4" x 10' 4" (4.97m x 3.15m) UPVC double glazed window to front aspect, radiator, feature fireplace incorporating a living flame gas fire mounted on a slate hearth with a picture tiled inner and a wooden mantle surround, coving to the ceiling, open through to

Dining Room: 14' 10" x 9' 4" (4.52m x 2.84m) UPVC double glazed window with French doors leading out onto the rear garden, radiator, coving to the ceiling.

Kitchen: 10' 0" x 9' 7" (3.05m x 2.92m) Window to the rear garden aspect, range of fitted wall and base units with working surfaces and tiled splashbacks inset, single bowl single drain stainless steel sink unit with mixer tap, built in oven and grill, inset four ring gas burner hob with a stainless steel extractor canopy above, built-in pantry, radiator, inset spotlights to the ceiling, door leading to:

Utility Room: 10' 5" x 9' 1" (3.17m x 2.77m) UPVC double glazed window and door to the side aspect, built-in storage cupboard, inset single bowl single drainer stainless steel sink unit with mixer tap, space for a washing machine and a fridge freezer, integral door leading to the garage.

Guest WC: UPVC frosted double glazed window to rear aspect, close coupled WC, radiator.

Landing: UPVC double glazed window to the side aspect, fitted airing cupboard, doors leading to:

Bedroom One: 11' 4" x 10' 3" (3.45m x 3.12m) UPVC double glazed window to the rear aspect, fitted wardrobes incorporating a dressing table unit and overhead storage, radiator.

Bedroom Two: 10' 5" x 10' 6" (3.17m x 3.20m) UPVC double glazed window to the front aspect, radiator below.

Bedroom Three: 10' 1" x 8' 5" (3.07m x 2.56m) UPVC double glazed window to the rear aspect, radiator below.

Family Bathroom: 7' 6" x 8' 4" (2.28m x 2.54m) Two double glazed windows to the front and side aspect, matching white suite comprising enclosed bath with a shower above, close coupled WC, wash hand basin, tiled floor, part tiling to the walls, chrome plated towel rail.

From the landing, there is a door and an enclosed staircase which leads to:

Loft Room: 13' 6" x 12' 9" (4.11m x 3.88m) Built-in eaves/storage, Velux skylight window.

Front Garden: There is a block paved driveway providing ample off-street parking with a laid to lawn garden with plant borders. A gate gives access along the side elevation leading to:

Rear Garden: There is a block paved garden and steps lead up to a raised laid to lawn garden with mature trees and plants and open aspects to the rear.

Special Note: Included in the sale is one share in the Limefield Community Green Limited Company, Company Number 1467594. The Limefield Community Green Limited Company owns the central green on Limefield and the company shares are owned by residents. The purpose of the company and the reason it was formed, was to purchase the central green, and then its purpose is to protect and preserve the green area in the centre.

Tenure: We understand that the property is Leasehold 999 years from 1 December 1962 with an annual ground rent of £6.00

Council Tax: We understand that the Council Tax band is D and the annual charges for 2022/23 is £2147.

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 or visiting: www.Cardwells.co.uk. In the first instance a walkthrough viewing video is available to watch.

Thinking of selling: If you are thinking of selling a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

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 or visiting: www.Cardwells.co.uk

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