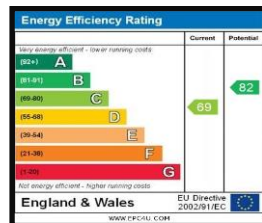




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.co



Independent Estate Agents
Cardwells Est. 1982

Independent Estate Agents
Cardwells Est. 1982

www.cardwells.co.uk

CHORLEY OLD ROAD, SMITHILLS, BL1 6AA



- Large bay fronted terraced home
- Three double bedrooms
- Two spacious reception rooms
- Potential to enlarge the kitchen
- Garden fronted
- Deceptively spacious accommodation
- Well presented throughout



Offers Over £249,500

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: 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.



Located in Smithills, near to Doffcocker, is this large garden fronted terraced property which offers good sized accommodation throughout. The area is extremely popular as is convenient for local shops, schools and having scenic countryside close by. The spacious and well presented accommodation is packed full of original features and comprises an entrance hallway, good sized lounge, dining room with large bay window and kitchen to the ground floor with three double bedrooms, bathroom and separate wc to the first floor. The property gives the potential to extend the kitchen by extending into the storage rooms and the pantry to create a superb room, if required. Externally the front of the property is beautifully presented with a raised flower bed, lawned garden and flagged path leading to the front door. To the rear of the property there is an enclosed rear garden, two good sized storage rooms and an up and over garage door providing off road parking if required. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: 4' 7" x 3' 8" (1.39m x 1.13m)

Entrance Hallway: Radiator, original coving and plasterwork, under stairs storage.

Dining Room: 17' 11" into the bay x 13' 5" (5.45m x 4.08m) Original coving, radiators, laminate effect flooring, large double glazed bay window to the front.

Lounge: 13' 11" x 12' 2" (4.24m x 3.70m) Double glazed window to the rear, laminate effect flooring, original coving and plasterwork, picture rail, radiator.

Kitchen: 10' 4" x 9' 10" (3.14m x 3.00m) Downlights, double glazed window to the side, door to side, laminate effect flooring, tiled splashback to the walls, range of fitted wall and base units with integrated extractor fan, electric hob, electric oven, space for a fridge freezer and washing machine, one a half stainless steel sink with mixer tap and drainer. Door leading to the pantry.

Landing: Loft access, laminate effect flooring, picture rail.

Bedroom One: 13' 11" x 12' 2" (4.23m x 3.70m) Double glazed window to the rear, picture rail, radiator, laminate effect flooring, original feature fireplace.

Bedroom Two: 18' 6" x 11' 11" (5.65m x 3.63m) Double glazed window to front and double glazed bay window to the front, radiator, laminate effect flooring, original feature fireplace.

Bedroom Three: 10' 4" x 8' 4" (3.15m x 2.55m) Double glazed window to the rear, laminate effect flooring, picture rail.

Bathroom: 7' 4" x 5' 10" (2.23m x 1.77m) Extractor fan, double glazed window to the side, radiator, wash hand basin, bath mixer tap and electric shower over, tiled walls.

Separate wc: 4' 2" x 2' 6" (1.26m x 0.75m) Double glazed window to the side, WC, laminate effect flooring.

Outside: The front of the property is beautifully presented with a raised flower bed, lawned garden and flagged path leading to the front door. To the rear of the property there is an enclosed rear garden, two good sized storage rooms, up and over garage door providing off road parking, if required.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.04 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

Council Tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1670.

Flood Risk: 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.

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. A walk through viewing video is available to watch in the first instance.

Thinking of selling or letting: 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 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. 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 or visiting: 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

