

**Parking:**  
To the front there is a large, paved driveway which provides ample off-street parking

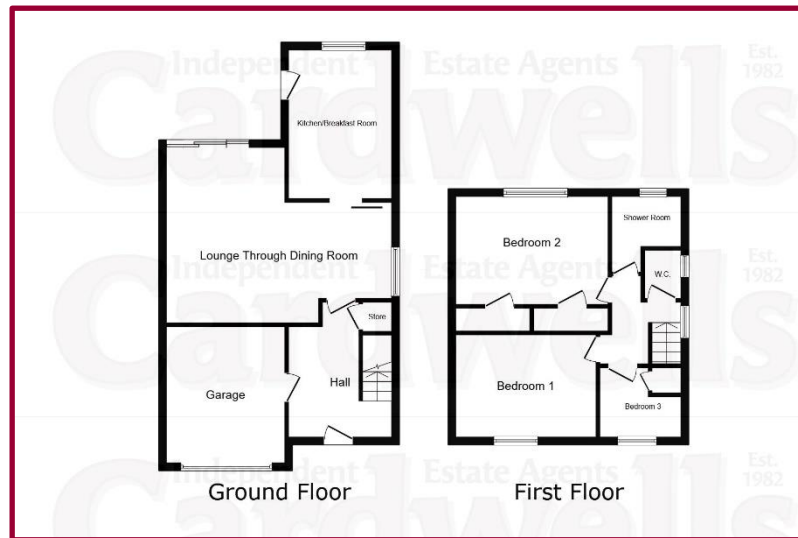


**Garage 9' 1" x 16' 4" (2.77m x 4.97m)**  
Electric sockets, workbench, storage cupboards and shelves.

**Viewings:**  
All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

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

**Council tax:**  
Cardwells estate agents Bolton research shows the property is council tax band C £1909 per annum



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**SEDFIELD DRIVE – SMITHILLS – BOLTON**  
**£260,000**

A lovely three bedroom semi-detached house, situated in a sought-after cul-de-sac, close to Smithills High School and Moss Bank Park. The feature garden backs onto Dean Brook to the rear, with mature woodland aspects. The property is within easy reach of good amenities including transport links, shops schools and the countryside. Viewing is highly recommended to fully appreciate this lovely property. [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), (01204) 381281. The accommodation briefly comprises; Entrance hall, lounge, separate dining area and a kitchen breakfast room. Upstairs there are three bedrooms a shower room and a separate WC room. Outside there is a large paved driveway to the front which provides ample off street parking, leading to a single integral garage. to the rear there is a delightful garden with lovely aspects. The property also benefits from uPVC double glazing and gas central heating & has the added benefit of a security alarm system.



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Incorporating: Wright Dickson & Catlow, WDC Estates



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uPVC double glazed door with a matching window aside leading to

**Entrance hall:**

Fitted storage cupboard, radiator, built-in under stairs storage cupboard, staircase leading to the landing, integral door leading to the garage.

**Lounge: 15' 9" x 9' 9" (4.80m x 2.97m)**

uPVC double glazed sliding patio door rear garden aspect, feature marble fireplace incorporating a living flame gas fire, radiator, open through to



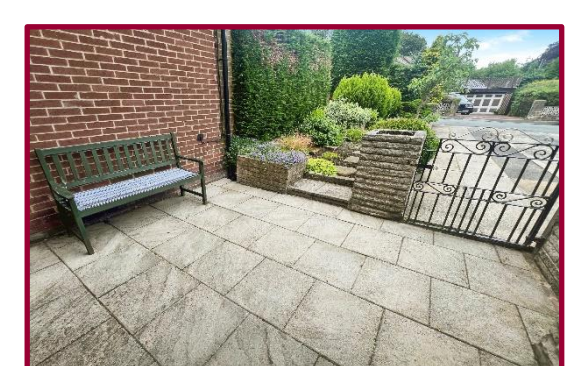
**Separate dining area: 8' 6" x 6' 2" (2.59m x 1.88m)**

uPVC frosted double glazed window side aspect, radiator.



**Kitchen breakfast room: 10' 8" x 7' 1" (3.25m x 2.16m)**

uPVC double glazed window and door garden aspect, fitted wall and base units with complementary work surfaces, tiled splashback, fitted breakfast bar, built-in oven and grill, inset four gas burner hob, concealed extractor hood above, stainless steel sink unit with mixer tap, space for a washing machine, space for fridge, tiled floor.





**Landing:**  
uPVC frosted double glazed window side aspect,  
access to the loft with ladder, doors lead to



**Bedroom 1: 13' 1" x 9' 1" (3.98m x 2.77m)**  
uPVC double glazed window front aspect, radiator below, walk-in storage cupboard.



**Bedroom 2: 11' 9" x 9' 9" (3.58m x 2.97m)**  
uPVC double glazed window rear aspect, radiator below, fitted wardrobes incorporating a  
dressing table unit, built in wardrobe.



**Bedroom 3: 8' 6" x 7' 4" (2.59m x 2.23m)**  
Double glazed window front aspect, radiator below, fitted dressing table unit & airing  
cupboard.



**Shower room: 7' 4" x 6' 7" (2.23m x 2.01m)**

**uPVC frosted double glazed window rear aspect, modern suite comprising shower cubicle, wash basin with mixer tap, fully tiled walls and floor, chrome plated towel rail, inset spotlights, extractor fan.**



**WC:**

**uPVC frosted double glazed window side aspect, close coupled WC, tiled floor, radiator.**



**Externally**

**There is a delightful mature garden, with a paved patio and raised flower beds. There is a very useful potting/storage building. A gated pathway gives access along the side elevation to the front. Steps lead up to a gravelled garden area, with mature trees and plant displays. At the bottom of the garden steps lead down to a terraced patio, which directly overlooks the woodland and Dean Brook.**

