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RAWLYN ROAD, SMITHILLS, BL1 5RQ



- Detached true bungalow
- Well presented
- No upward chain involved
- Sought after location
- 2 bedrooms plus office study
- Modern kitchen & shower room
- Large conservatory
- Good local amenities



£310,000

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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.



Cardwells are pleased to offer for sale this lovely detached true bungalow, situated in a sought-after location close to excellent amenities. The property has the advantage on 'no upward chain involved, and is modern and well presented throughout. There are some great features including a contemporary fitted kitchen with Neff appliances, a large double glazed conservatory and a modern shower room. Rawlyn Road is close to Moss Bank park Heaton Cricket Club and transport links. Viewing is highly recommended through Cardwells estate agents Bolton, (01204) 381281, bolton@Cardwells.co.uk The accommodation briefly comprises, Entrance porch, hallway lounge, kitchen breakfast room, conservatory, utility/pantry room, two bedrooms and a study/bedroom . Outside there are lovely gardens to the front and rear, with two useful storage buildings. The property also benefits from uPVC double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite double glazed front door leading to

Entrance porch:

Hallway: Radiator, built-in storage cupboard, access to the loft, coving to the ceiling.

Lounge: 16' 6" x 12' 6" (5.03m x 3.81m) uPVC double glazed bay window front aspect, radiator, coving to the ceiling, door leading to,

Bedroom/study: 15' 6" x 10' 0" (4.72m x 3.05m) 2 double glazed windows front and rear aspect, radiator.

Utility room/pantry: 5' 7" x 3' 0" (1.70m x 0.91m) uPVC frosted double glazed window side aspect, space for a washing machine, tiled floor, tiling to the walls, fitted shelving.

Kitchen breakfast room: 11' 6" x 9' 3" (3.50m x 2.82m) Double glazed window side aspect, modern fitted wall and base units with complementary work surfaces and breakfast bar, Neff appliances, built in double oven, induction hob, extractor hood above, 1 1/2 bowl single drainer sink unit with mixer tap, integrated fridge freezer, radiator, inset spotlights to the ceiling.

uPVC double glazed door leading to

Conservatory: 28' 8" x 9' 0" (8.73m x 2.74m) The conservatory is of brick construction with the rest being uPVC double glazed doors leading out onto the garden, tiled floor, radiator.

Bedroom 1: 12' 5" x 12' 1" (3.78m x 3.68m) Double glazed sliding door conservatory aspect, fitting wardrobes with overhead storage cupboards, radiator.

Bedroom 2: 11' 2" x 10' 8" (3.40m x 3.25m) uPVC double glazed window front aspect , radiator below, modern fitted wardrobes.

Shower room: 7' 10" x 6' 7" (2.39m x 2.01m) uPVC frosted double glazed window rear aspect, modern white suite comprising, shower cubicle, close coupled WC, wash basin with mixer tap, tiled floor, tiling to the walls, heated towel rail/radiator.

Gardens: To the front, there is a well stocked garden with mature trees and plant displays. A paved driveway provides off-street parking. A gate gives access along the side elevation where you find a paved pathway with plant borders. The rear garden is mostly paved with an array of trees plants and floral displays. There are two useful concrete built storage buildings.

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 Leasehold, 999 years from 12 January 1955, ground rent £8 per annum

Council tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £1909

Flood risk information: Cardwells estate agents Bolton research shows the property is not in a flood risk area.

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

Thinking of selling or letting 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 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

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