



Independent Estate Agents
Cardwells Est. 1982

www.cardwells.co.uk

GREENSMITH WAY, WESTHOUGHTON, BL5 3BR



- 3 Bedroom semi detached
- Very private easily maintained garden
- Driveway and garage
- Quiet cul de sac, nice area
- Fitted kitchen, oven grill & hob
- Bathroom & shower, gas C.H, uPVC D.G
- Spacious open plan lounge diner
- Vacant, no chain



£230,000

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

Independent Estate Agents
Cardwells Est. 1982

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 attractive semi detached house in a pleasant cul de sac location with a private fenced and easily maintained rear garden. Offered for sale in a very presentable condition with vacant possession so no onward chain! The property has gas central heating and uPVC double glazing, driveway and garage. Comprises hall, fitted kitchen, open plan lounge diner, 3 bedrooms, bathroom and shower. Please watch the viewing video and call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk,

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall: 13' 3" x 2' 8" (4.05m x 0.82m) Radiator.

Kitchen: 8' 6" x 7' 3" (2.58m x 2.20m) Professionally fitted kitchen with a range of light oak base and wall cupboards with ample worktop space. Inset one and half bowl stainless steel sink, Stoves oven and grill with gas hob, extractor fan, plumbing for automatic washing machine. Wall mounted gas central heating boiler, partial wall tiling, uPVC double glazing.

Lounge diner: 13' 9" x 18' 8" (4.20m x 5.70m) Open plan design with spindled staircase off. Feature fireplace with gas flame fire. uPVC double glazed window and door to rear garden. 2 radiators.

Landing: 6' 3" x 8' 1" (1.9m x 2.47m) uPVC double glazed window, loft access.

Bedroom 1: 11' 3" x 9' 11" (3.43m x 3.016m) uPVC double glazed window, radiator.

Bedroom 2: 11' 4" x 10' 5" (3.45m x 3.17m) uPVC double glazed window, radiator.

Bedroom 3: 7' 10" x 8' 1" (2.39m x 2.47m) uPVC double glazed window, radiator.

Bathroom: Bath with Mirca mixer shower above bath, WC and wash basin, store cupboard, radiator, uPVC double glazed window.

Garage: Integral garage with up and over door, tarmac driveway.

Gardens: Open plan lawned garden, rear garden is very private and not overlooked, paved patio, large gravel/stone patio with stocked borders.

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 Freehold.

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

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

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

