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HEDLEY STREET, SMITHILLS, BL1 3LF



- Extended semi detached
- Modern interior
- Ideal family home
- Popular & convenient location
- Good local amenities
- Lounge, kitchen family room
- Conservatory, shower room
- Viewing recommended



Offers in the Region Of £220,000

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

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Cardwells
 Est. 1982

Incorporating: Wright Dickson & Catlow, WDC Estates



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An extended three bedroom semi detached house, with a modern interior situated in a very popular and convenience location. This family sized home is very well presented throughout, and has some lovely features. Smithills is a sought after location, close to good schools shops and easy access to transport links. Moss Bank Park and the countryside is also close by. Viewing is recommended to fully appreciate this lovely property, through Cardwells estate agents Bolton (01204) 381281, bolton@cardwells.co.uk. The accommodation briefly comprises; Entrance porch, hall, lounge, kitchen family room and a double glazed conservatory. Upstairs there are three bedrooms and a modern shower room. Outside, there are low maintenance gardens to the front and rear. The property also benefits from uPVC double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed entrance porch

Hall: Radiator, built-in under stairs storage cupboard, inset LED spotlights to the ceiling, feature oak staircase with glass panels, doors lead to

Lounge: 15' 7" x 10' 7" (4.75m x 3.22m) uPVC double glazed bay window front aspect, 2 radiators, inset LED spotlights to the ceiling.

Kitchen family room: 16' 7" x 16' 5" (5.05m x 5.00m) 2 uPVC double glazed windows rear garden aspect, range of modern fitted wall and base units with complementary work surfaces, tiled splashbacks, central island breakfast bar, incorporating drawers cupboards and an induction hob, extractor canopy above, built in oven and grill, integrated microwave oven, fridge freezer dishwasher, integrated washing machine and a tumble dryer, two radiators, inset LED spotlights to the ceiling, opens through to

Conservatory: 10' 2" x 8' 1" (3.10m x 2.46m) The conservatory is of brick construction with the rest being uPVC double glazed with French doors leading onto the garden, radiator.

Landing: Frosted uPVC double glazed window side aspect, access to the loft via a pulldown ladder, inset LED spotlights to the ceiling.

Bedroom 1: 11' 7" x 9' 10" (3.53m x 2.99m) uPVC double glazed window front aspect radiator below, fitted wardrobes and drawers, inset LED spotlights to the ceiling.

Bedroom 2: 9' 6" x 10' 0" (2.89m x 3.05m) uPVC double glazed window rear aspect, double fitted wardrobe, radiator.

Bedroom 3: 8' 9" x 6' 3" (2.66m x 1.90m) uPVC double glazed window front aspect, radiator.

Shower room: 6' 2" x 6' 2" (1.88m x 1.88m) uPVC frosted double glazed window rear aspect, contemporary suite comprising, shower cubicle, wash basin with mixer tap inset to a vanity unit, close coupled WC, tiling to the walls, heated towel rail, inset spotlights, extractor fan.

Outside: To the front steps lead up to a paved garden which continues along the side elevation A gate gives access to the rear garden. There is also a tap to the side elevation. To the rear the garden is enclosed with a wooden decked surface with raised plant borders and a storage shed

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, 990 years from 12 May 1929, we are advised by the vendor the ground rent is £2.30 per annum

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

Flood risk information: Cardwells estate agents Bolton research shows the property is in a 'no risk' flood 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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