

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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**HIGHFIELD ROAD, SMITHILLS, BL1 6EL**



- No onward chain
- End terraced home
- Two bedrooms
- Two reception rooms
- Well presented throughout
- Four piece bathroom
- Modern fitted kitchen
- Close to local amenities and schools



**Offers in the Region Of £150,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**

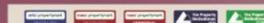
14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with NO ONWARD CHAIN is this beautifully presented and well maintained end terraced property in Smithills. The property would ideally suit a young couple or first time buyer with our client willing to leave the majority of items in the property, subject to the offer received. Highfield Road is well placed for many local amenities, commuter routes and is just a short distance from Moss Bank Park and many more local walks. Internally the property is very well presented and comprises a vestibule, lounge, dining room and fitted kitchen to the ground floor with two good sized bedrooms and a four piece bathroom suite to the first floor. Externally there is gated access to a low maintenance garden with a handy storage area for the bins at the front. The rear of the property has steps leading down to a low maintenance garden with artificial grass and gate to the rear. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Vestibule:** Ceiling light point, tiled flooring.

**Lounge:** 13' 9" x 12' 2" (4.20m x 3.71m) Ceiling light point, double glazed bow window to the front, radiator, coving to the ceiling.

**Dining room:** 14' 0" x 13' 9" (4.27m x 4.19m) Downlights, ceiling light point, wall mounted television, radiator, under stairs storage, double glazed French doors to the rear yard, open into the kitchen.

**Kitchen:** 7' 9" x 6' 3" (2.35m x 1.90m) Downlights, double glazed window to the rear, range of fitted wall and base units with extractor fan, integrated electric hob, electric oven, microwave, slimline dishwasher, freezer, space for an undercounter fridge and washing machine, stainless steel sink with mixer tap.

**Landing:** Ceiling light point.

**Bedroom 1:** 13' 8" x 9' 10" (4.16m x 2.99m) Ceiling light point, radiator, double glazed window to the front, wall mounted television.

**Bedroom 2:** 16' 5" x 6' 4" (5.00m x 1.92m) Downlights, double glazed window to the rear, fitted wardrobes, radiator, loft access, television point.

**Bathroom:** 11' 1" x 7' 0" (3.39m x 2.14m) Downlights, double glazed window to the rear, wall mounted vertical ladder radiator, four piece suite incorporating a wc, pedestal sink, panelled bath with mixer tap, walk in shower cubicle, tiled floor and walls, extractor fan.

**Outside:** To the front of the property there is gated access to a low maintenance garden with a handy storage area for the bins. The rear of the property has steps leading down to a low maintenance garden with artificial grass and gate to the rear.

**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, 980 years from 1 May 1901, we are advised the ground rent is £2.25

**Council tax:** Cardwells estate agents Bolton research shows the property is band A, annual charges of £1432

**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:** 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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 Estate Agents Bolton 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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