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CAPTAINS CLOUGH ROAD, SMITHILLS, BL1 5RS



- Well presented extended three bed semi
- Reception hallway/bay fronted lounge
- Dining room/conservatory/fitted kitchen
- Landing/converted loft used as an office
- 3 good bedrooms/4 piece family bathroom
- Block paved driveway/corner plot gardens
- Warmed by gas ch/UPVC double glazed
- Vacant possession/no onward chain!



Offers Over £250,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A wonderful opportunity to purchase this three bedroom extended corner plot semi detached property on Captains Clough Road in Smithills. Facing Church Road School and as such being ideally positioned for the areas highly regarded local nurseries, outdoor pursuits, popular bars and restaurants and excellent transport links are all within close proximity. With the added advantage of no upward chain and vacant possession this lovely property briefly comprises: UPVC entrance door, reception hallway with under stairs storage cupboard housing the gas combination boiler, bay fronted lounge with feature fireplace and surround, dining room with double doors giving access to the conservatory, professionally fitted kitchen with integrated appliances, landing giving access to a fully boarded loft which is currently used as an office, three bedrooms and a very well appointed four piece bathroom suite. To the outside is a block paved driveway and to the rear and side are very well maintained corner plot gardens with a split level patio area giving access to a garden. Warmed by gas central heating and uPVC double glazed throughout, a personal inspection comes with our highest recommendations to appreciate all an offer and viewings are readily available, seven days a week by ringing Cardwells Estate Agents Bolton on 01204381281 or via email at bolton@cardwells.co.uk. Please watch the online walk through video prior to booking your appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway: 12' 3" x 5' 9" (3.73m x 1.75m) Wall mounted radiator, cupboard housing the gas combination boiler, upvc double glazed window, turning staircase to the upper landing.

Lounge: 14' 6" x 10' 11" (4.42m x 3.32m) Feature fireplace and surround, wall mounted radiator, upvc double glazed bay window.

Dining Room: 12' 9" x 17' 3" (3.88m x 5.25m) Wall mounted radiators x two, UPVC double glazed window, double doors giving access to:

Conservatory: 8' 6" x 7' 11" (2.59m x 2.41m) Brick and UPVC build, wall mounted radiator, double doors giving access to the garden.

Kitchen: 11' 0" x 8' 3" (3.35m x 2.51m) Very well appointed professionally fitted kitchen comprising one and a half bowl sink unit with mixer tap over, base and wall units, oven, four ring gas hob with extractor above, integrated fridge freezer and dishwasher, UPVC double glazed window, wall mounted radiator.

Landing: 7' 1" x 8' 3" (2.16m x 2.51m) Frosted UPVC double glazed window, access to a fully boarded loft with velux window and power and lighting.

Bedroom One: 12' 5" x 9' 4" (3.78m x 2.84m) Professionally fitted furniture, wall mounted radiator, UPVC double glazed bay window.

Bedroom Two: 11' 1" x 6' 10" (3.38m x 2.08m) Professionally fitted wardrobes, upvc double glazed window, wall mounted radiator.

Bedroom Three: 8' 1" x 8' 2" (2.46m x 2.49m) UPVC double glazed window, wall mounted radiator.

Bathroom: 9' 0" x 6' 4" (2.74m x 1.93m) Four piece suite comprising WC, wash hand basin on a vanity unit, bath, walk in corner shower cubicle, frosted UPVC double glazed window, wall mounted heated towel rail.

Externally: To the outside is a block paved driveway to the front and to the rear are low maintenance corner plot gardens complete with two timber storage sheds.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.06 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 4990 years from 30 September 1938.

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

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

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 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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