

Independent Estate Agents
Cardwells
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LIMEFIELD ROAD, SMITHILLS, BL1 6LA



- Semi detached family home
- Three good sized bedrooms
- Extended accommodation
- Sought after cul-de-sac
- Stunning views to the rear
- Three reception rooms
- Family bathroom and shower/wet room
- Parking for multiple vehicles



£335,000

BOLTON

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

BURY

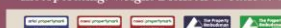
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LETTINGS & MANAGEMENT

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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.



A superb extended semi detached family home situated in a sought after cul-de-sac position, close to Smithills High School, St Peter's, Smithills Dean Church Of England primary school and with views to the rear over lovely open countryside towards Winter Hill. This wonderful home is ideal for the growing family and is placed within a short drive of many amenities and also commuter routes. Internally the property comprises an entrance hallway, lounge, kitchen, utility room, wc, office, storage room, dining room, sitting room and shower/wet room to the ground floor with three good sized bedrooms and family bathroom to the first floor. From the first floor there is access via a ladder to a loft which is boarded and currently used for storage. Externally the property is set on an elevated position overlooking a lawned area which is part owned by the residents overlooking the green. The flagged driveway is a good size and leads down the side of the property to a covered carport which provides space for multiple vehicles. Also to the front of the property there is a lawned garden with mature flower beds. To the rear of the property there is a beautiful lawned garden with good sized patio area, a large shed and tiered flowerbeds. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Ceiling light point, radiator, cloaks cupboard and further two storage cupboards.

Lounge: 15' 9" x 12' 2" (4.81m x 3.70m) double glazed bay window to the front, ceiling light point, living flame gas fire and surround, radiator.

Kitchen: 9' 1" x 8' 10" (2.76m x 2.70m) Double glazed window to the rear, range of fitted wall and base units with integrated extractor fan, space for an electric oven, integrated fridge, one and a half sink with mixer tap and drainer, tiled splashback to the walls, ceiling light point.

Dining Room: 10' 9" x 8' 11" (3.27m x 2.71m) Ceiling light point, radiator, double glazed French doors leading into the sitting room.

Sitting Room: 17' 1" x 8' 6" (5.21m x 2.60m) Double glazed skylight, double glazed window and double glazed French doors leading onto the patio, ceiling light point and rear garden.

Shower/Wet Room: 10' 3" x 8' 7" (3.12m x 2.61m) Downlights, double glazed window to the rear, wall mounted vertical ladder radiator, three-piece suite incorporating a vanity unit with inset sink and WC, and a wet room area with electric shower, extractor fan.

Utility: 10' 5" x 8' 10" (3.17m x 2.70m) Ceiling light point, tiled floor, double glazed window to the side and a door to the outside carport, Belfast sink, door to a storage room which houses the boiler.

Guest wc: 4' 11" x 3' 1" (1.49m x 0.94m) Ceiling light point, WC, wash hand basin, tiled floor.

Office: 8' 7" x 8' 6" (2.61m x 2.58m) Double glazed window to the side, ceiling light point, radiator.

Storage Room: 9' 1" x 8' 4" (2.76m x 2.53m) Formally part of the garage with a ceiling light point, radiator, and doors to the front.

Landing: Double glazed window to side, loft access with pulldown ladder leading to a boarded loft with lighting.

Bedroom 1: 14' 1" x 11' 5" (4.29m x 3.47m) Ceiling light point, radiator, double glazed window overlooking the garden to the rear with countryside views beyond.

Bedroom 2: 11' 4" x 11' 2" (3.45m x 3.40m) Ceiling light point, radiator, double glazed window to the front with views over the green and the woodlands, also far views over the Pennine.

Bedroom 3: 10' 11" x 8' 6" (3.33m x 2.58m) Radiator, ceiling light point, double glazed window overlooking the garden to the rear with countryside views beyond.

Bathroom: 8' 4" x 7' 5" (2.54m x 2.27m) Ceiling light point, dual aspect double glaze windows to the front and the side, three-piece suite incorporating a WC, wash hand basin, panel bath with electric shower above, radiator, tiled walls

Outside: The front of the property is set on an elevated position overlooking the green island with ornamental trees. This is part owned by the residents. The flagged driveway is a good size and leads down the side of the property to a covered carport which provides space for multiple vehicles. Also to the front of the property there is a lawned garden with mature flower beds. To the rear of the property there is a beautiful lawned garden with good sized patio area, a large shed and tiered flowerbeds.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.10 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

Council Tax: Cardwells estate agents Bolton research shows the property is band D annual charges of £2147

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

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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