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**LOWER POOLS, SMITHILLS, BOLTON, BL1 5RA**



- Stunning period stone cottage
- Porch/lounge/dining room
- Farmhouse kitchen with appliances
- Two double bedrooms
- Well appointed family shower room
- Driveway and garden to the front
- New boiler 2024/idyllic location
- Rear garden is on a leasehold title



**£250,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates  
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Cardwells Estate Agents Bolton are delighted to offer to the market this beautiful two bedroom stone cottage on Lower Pools in the heart of Smithills. On the cusp of stunning countryside and outdoor pursuits yet within the catchment area of highly regarded local nurseries and schools with Heaton Cricket Club on the doorstep. This is the perfect opportunity to purchase a simply stunning cottage which has been lovingly improved by our clients over the years and briefly comprises: Entrance porch, lounge with feature exposed stone wall, dining room, professionally fitted farmhouse style kitchen with integrated appliances and granite worktops, landing, two double bedrooms and a very well appointed family shower room. To the outside is driveway parking to the front and a lawn with steps leading down to the entrance porch and an enclosed rear patio style garden giving access to additional street parking available to the rear if required. A personal inspection in the first instance comes with our highest recommendations and this can easily be arranged by ringing Cardwells Estate Agents Bolton on 01204 381281 or via email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk). PLEASE NOTE the house is freehold but we have been advised the rear garden is on a leasehold title at 50p per year.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Porch** 4' 1" x 4' 4" (1.24m x 1.32m) Giving access to.

**Lounge** 13' 6" x 14' 8" (4.11m x 4.47m) Feature exposed stone wall, timber double glazed window, wall mounted radiator, step leading down to.

**Dining Room** 12' 2" x 15' 3" (3.71m x 4.64m) Wall mounted radiator, timber double glazed window, timber door giving access to.

**Kitchen** 14' 8" x 8' 7" (4.47m x 2.61m) Professionally fitted beautifully appointed farmhouse style kitchen comprising base and wall units, granite worktops, Belfast sink, integrated fridge freezer, dishwasher and washer dryer, complementary brick tiled splash backs, range master style electric cooker with canopy extractor above, UPVC double glazed window, wall mounted radiator, UPVC door giving access to the rear garden.

**Landing** 3' 5" x 5' 9" (1.04m x 1.75m) Loft access point.

**Bedroom 1** 13' 1" x 12' 2" (3.98m x 3.71m) Timber double glazed window, wall mounted radiator, large built in wardrobe.

**Bedroom 2** 12' 10" x 9' 2" (3.91m x 2.79m) Professionally fitted wardrobes, cupboard housing the Worcester Bosch combination boiler which was installed in 2024, wall mounted radiator, UPVC double glazed window.

**Shower Room** 11' 0" x 5' 6" (3.35m x 1.68m) Three piece suite comprising WC, pedestal wash basin, walk in shower cubicle, full wall tiling, timber double glazed window, inset ceiling spotlights, wall mounted heated towel rail.

**Externally** To the outside is driveway parking and a lawn to the front and to the rear is an enclosed rear patio style garden with additional street parking available to the rear if required.

**Approximate Plot Size** The property is set in a plot which extends to a round 0.05 acres

**Bolton Council Tax Rating** The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is B rated which is at an approximate annual cost of £1,670 (at the time of writing).

**Conservation Area** Cardwells Estate Agents Bolton pre-marketing research indicates that the property is not set within a conservation area.

**Flood Risk Information** Cardwells Estate Agents Bolton pre-marketing research indicates that the family home is in a position which is regarded as having a "very low" risk of flooding.

**Tenure** We understand the house is of a freehold nature, however the rear garden is on a leasehold title and is approximately 50p per year with a start date of 9/11/1902, we believe there is 861 years remaining on the lease.

**Disclaimer** This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 brochure content, 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 and should be used as such by any interested party. Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

