



Independent Estate Agents  
**Cardwells**  
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**GRAYTHWAITE ROAD, SMITHILLS, BL1 5QG**



- Detached true bungalow
- Flexible accommodation
- Modern fitted kitchen
- Fantastic location
- Driveway parking
- Front and rear gardens
- 2/3 bedrooms
- No onward chain



**£250,000**

**BOLTON**

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

**BURY**

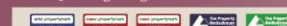
14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: bury@cardwells.co.uk

**LETTINGS & MANAGEMENT**

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

Independent Estate Agents  
**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.





Offered for sale with NO ONWARD CHAIN is this beautifully presented detached bungalow located within Smithills, Bolton. The property is perfectly located for many local amenities, commuter routes and Doffcocker Lodge. Just a short distance away there is open countryside which is ideal for those walkers and cyclists to enjoy. Internally the property offers flexible accommodation and comprises an entrance hallway, lounge, kitchen, three piece bathroom and three double bedrooms, one of which is currently being used as a dining room. Externally there is driveway parking leading up to a low maintenance garden with flowerbeds and borders at the front with gates to either side of the property which lead to the rear of the bungalow. The rear garden has a flagged patio area with lawn and borders surrounding, space for a shed and gates either side leading to the front of the property. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204 381281 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:**

**Entrance hall:** Downlights, radiator, laminate effect flooring.

**Lounge:** 11' 9" x 11' 8" (3.57m x 3.56m) Ceiling light point and downlights, radiator, laminate effect flooring, double glazed French doors leading to the patio and the rear garden.

**Bedroom3/Dining room:** 13' 6" x 9' 11" (4.11m x 3.03m) Ceiling light point, dual aspect double glazed window to the basement side, radiator, laminate flooring.

**Kitchen:** 10' 7" x 9' 2" (3.23m x 2.79m) Downlights, double glazed window to the side, radiator, range of fitted wall and base units with complementary granite worktops and inset stainless steel sink with mixer tap incorporating and extractor fan, integrated gas hob, electric oven, microwave, fridge freezer, slimline dishwasher, washing machine, tiled splashback to the wall walls, double glazed window to the side.

**Rear porch:** Wall lamp, wall mounted boiler, double glazed window to the rear, double glazed door aside, tiled walls.

**Bedroom 1:** 12' 2" x 12' 7" (3.70m x 3.83m) Ceiling light point, radiator, double glazed bay window to the front, plantation blinds.

**Bedroom 2:** 12' 5" x 12' 7" (3.79m x 3.83m) Ceiling light point, radiator, double glazed bay window to the front, plantation blinds.

**Bathroom:** 12' 2" x 6' 4" (3.71m x 1.92m) Downlights, loft access, extractor fan, double glazed window to a side, radiator, three piece suite incorporating a WC, pedestal sink, walk-in shower cubicle, tiled walls.

**Outside:** To the front of the property, there is driveway parking leading up to a low maintenance garden with flowerbeds and border surrounding gates to either side of the property which lead to the rear of the bungalow. The rear garden has a flagged patio area with lawn and border surrounding space for a shed and gates either side leading to the front of the property.

**Parking:** Driveway parking.

**Viewings:** All viewings please contact 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 Freehold.

**Council tax:** Cardwells estate agents Bolton research shows the property is band C annual charges of £2015

**Flood risk informatio:** 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.

**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)

**Conservation area:**

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by the information provided, 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. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

