



**CHURCH ROAD, SMITHILLS, BL1 6HE**



- Substantial four bed mid terrace
- Accommodation over three levels
- Vestibule/reception hallway/lounge
- Dining room/solid oak kitchen
- First floor three beds and family bathroom
- Converted loft room/ensuite
- Fabulous presentation throughout
- Warmed by gas CH/UPVC double glazed



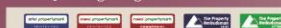
**£230,000**

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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 substantial four double bedroom property boasting accommodation over three levels. Situated in the ever popular Smithills area and as such being in close proximity to the highly regarded local nurseries, schools, on the cusp of beautiful countryside and excellent transport links. Briefly comprising: entrance vestibule, reception hallway with parquet flooring, bay fronted lounge, dining room, professionally fitted solid oak kitchen with volcanic rock worktops, landing, three double bedrooms and a family bathroom are on the first floor and there is a separate staircase giving access to the loft bedroom which comes complete with an en-suite shower room. Warmed by gas central heating via a Worcester Bosch combination boiler and UPVC double glazed throughout. A personal inspection comes with our highest recommendations to appreciate all on offer and this can easily be arranged by ringing Cardwells Estate Agents Bolton, seven days a week on 01204381281 or via email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk).

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

**Entrance vestibule:** 3' 9" x 3' 5" (1.14m x 1.04m) UPVC entrance door into the entrance vestibule with timber and glass door giving access to:

**Reception Hallway:** 23' 11" x 5' 10" (7.28m x 1.78m) Parquet flooring, spindled staircase giving access to the first floor landing, under stairs storage cupboard, wall mounted radiator.

**Lounge:** 14' 6" x 12' 9" (4.42m x 3.88m) Feature fireplace and surround with insect electric fire, upvc double glazed bay window, two wall mounted radiators.

**Dining Room:** 14' 3" x 9' 11" (4.34m x 3.02m) Feature ornamental fireplace and surround, upvc double glazed window, wall mounted radiator.

**Kitchen:** 23' 4" x 10' 8" (7.11m x 3.25m) Professionally fitted solid oak kitchen comprising sink unit with mixer tap over, base and wall units, volcanic rock worktops, Rangemaster cooker, space for white goods, cupboard housing the Worcester Bosch combination boiler, wall mounted radiator, two upvc double glazed windows, upvc door giving access to the garden, wall mounted radiator.

**Landing:** 17' 9" x 5' 6" (5.41m x 1.68m) Wall mounted radiator.

**Separate Landing:** 12' 10" x 5' 8" (3.91m x 1.73m) uPVC double glazed window, wall mounted radiator, storage cupboard, staircase giving access to the loft room.

**Bedroom One:** 13' 0" x 9' 11" (3.96m x 3.02m) uPVC double glazed window, wall mounted radiator.

**Bedroom Two:** 13' 11" x 9' 10" (4.24m x 2.99m) uPVC double glazed window, wall mounted radiator.

**Bedroom Three:** 10' 9" x 9' 0" (3.27m x 2.74m) uPVC double glazed window, wall mounted radiator.

**Bathroom:** 5' 7" x 5' 8" (1.70m x 1.73m) Very well appointed three piece suite comprising WC, wash hand basin on a vanity unit, bath with shower and fitted glass screen, full wall tiling, frosted UPVC double glazed window, wall mounted radiator.

**Bedroom Four:** 16' 0" x 10' 0" (4.87m x 3.05m) uPVC double glazed window, built in eaves storage.

**En-suite:** 7' 9" x 3' 3" (2.36m x 0.99m) Three piece suite comprising WC, pedestal wash basin, walk in shower cubicle, full wall tiling.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is of a Leasehold tenure 999 years from 12 May 1907

**Council Tax:** Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band A with Bolton Council at an approximate cost of around £1506.00 per annum.

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

**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](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 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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