



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.property24.co.uk

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TEMPLE ROAD, SMITHILLS, BL1 3LT



- Stylish detached family home
- Four bedrooms
- Two reception rooms
- Fitted breakfast room with utility
- En-suite, guest WC and family bathroom
- Ample driveway parking with a garage
- Lovely landscaped gardens
- Highly sought after location



**£400,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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This is a superbly presented stylish family home located on the fringe of Moss Bank Park, enjoying terrific views to both front and rear and having an excellent road network close by to allow access into Bolton Horwich, Chorley and beyond. The accommodation is deceptively spacious and stylishly presented and currently comprises entrance hall, lounge, dining room, fitted breakfast kitchen with utility, four bedrooms (the master having an en-suite shower room) and a modern family bathroom. Externally the property enjoys ample parking to the front along with a garage, whilst the rear has a sizable, landscaped garden which has been tiered to create patio area, lawn and further seating/entertaining area. 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). A walk-through viewing video is available to watch in the first instance.

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

**Entrance Hall:** Double glazed door to the front elevation leading into the hall. Stairs lead off to the first floor landing. Under stairs storage. Alarm panel. Radiator.

**Guest wc:** Two piece suite comprising corner wash hand basin and floating WC. Tiled elevations. Chrome heated towel rail.

**Lounge:** 19' 4" x 11' 6" (5.9m x 3.5m) Double glazed box bay window to the front elevation with double glazed window to the side. Living flame gas fire in sandstone surround. Vinyl flooring. Radiator. Arch through to the dining room.

**Dining Room:** 10' 2" x 9' 4" (3.1m x 2.84m) Double glazed French doors to the rear elevation. Flooring to match the lounge. Contemporary central heating radiator. Door off to the breakfast kitchen.

**Breakfast Kitchen:** 15' 9" x 9' 10" (4.8m x 3.0m) Double glazed window and French doors to the rear elevation. Range of base units with contrasting worksurface and breakfast bar with matching wall mounted cabinets. Inset one and a half bowl sink and drainer. Four burner gas hob with electric double oven. Extractor hood. Wall mounted TV. Integrated dishwasher and fridge. Door leads through to the utility room.

**Utility Room:** Double glazed window to the side elevation. Range of base units base and wall units to match the kitchen. Inset sink and drainer. Plumbed for washing machine. Integrated freezer. Flooring to match the kitchen. Radiator.

**First floor landing:** Stairs lead off the hall to the first floor landing.

**Bedroom One:** 12' 4" x 12' 0" (3.77m x 3.66m) Double glazed window to the front elevation. Range of fitted bedroom furniture including wardrobes and dressing table. Wall mounted TV. Radiator.

**En-Suite:** 6' 3" x 5' 7" (1.9m x 1.7m) Double glazed porthole window to the front elevation. Corner shower cubicle, vanity sink and close coupled WC. Tiled elevations. Tiled floor. Chrome heated towel rail.

**Bedroom Two:** 12' 2" x 8' 2" (3.7m x 2.5m) Double glazed window to the rear elevation. Fitted wardrobes. Radiator.

**Bedroom Three:** 11' 2" x 7' 3" (3.4m x 2.2m) Double glazed window to the front elevation. Built-in wardrobes. L-shaped room. Radiator.

**Bedroom Four:** 8' 6" x 7' 10" (2.6m x 2.4m) Currently used as an office. Double glazed window to the rear elevation. Loft access to boarded loft space with lighting. Radiator.

**Family Bathroom:** 11' 6" x 7' 3" (3.5m x 2.2m) Double glazed window to the rear elevation. Freestanding bath, floating glass wash hand basin, corner shower cubicle and close coupled WC. Tiled floor. Tiled elevations. Chrome heated towel rail.

**Externally:** The front of the property enjoys block paved driveway parking for several vehicles secured by low wall and wrought iron gates and leads to the integral garage. The rear of the property has a lovely landscaped garden with block paved patio having steps leading up to a good sized lawn and further steps leading up to a stylish decked seating area with bar.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.09 acres.

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

**Council Tax:** Cardwells estate agents Bolton research shows the property is band E annual charges of £2770

**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). A walk through viewing video is available to watch in the first instance.

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**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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