



Independent Estate Agents
Cardwells
Est. 1982

Independent Estate Agents
Cardwells
www.cardwells.co.uk
Est. 1982

MANORFIELD CLOSE, SMITHILLS, BL1 6BN



- Sizeable semi detached
- Four bedrooms
- Three reception rooms
- Kitchen with utility room
- En suite, family bathroom and guest WC
- Driveway parking to front
- Large rear garden
- No onward chain



£310,000

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

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.

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.

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.



Located in a quiet cul-de-sac of only four properties, this semi detached family home is ideally located for those requiring convenience and tranquillity. The accommodation has been extended into the garage to create additional living space and briefly comprises entrance hall, guest WC, open plan lounge dining area, fitted kitchen with utility room and under stairs storage, second reception/study/ground floor bedroom, four bedrooms (master with ensuite shower room) and a luxurious family bathroom with freestanding clawfoot bath. Externally the property enjoys ample parking to the front with a good sized private garden to the rear having a sizable paved patio leading onto a lawn with further decked seating area beyond. Offered with no onward chain delay, early viewing is advised and can be arranged Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: Ceiling light point, radiator, wooden flooring.

Cloaks w.c: Ceiling light point, WC, double glazed window to the front, wooden flooring, tiled splashback to the walls.

Lounge area: 15' 8" x 13' 0" (4.78m x 3.96m) Ceiling light point, coving to the ceiling, double glazed bay window to the front, radiator, stairs to the first floor, wooden flooring, open into the dining area.

Dining area: 10' 11" x 8' 4" (3.32m x 2.55m) Ceiling light point, radiator, wooden flooring, double glazed sliding patio doors leading to the rear garden.

Kitchen: 10' 11" x 10' 3" (3.33m x 3.12m) Ceiling light points, under stairs storage, radiator, double glazed window overlooking the rear garden, range of fitted wall and base unit with integrated extractor fan, gas hob, double electric oven, dishwasher, one and a half bowl stainless steel sink with mixer tap and drainer, tiled floor with splashback to the walls.

Utility room: 10' 11" x 4' 9" (3.33m x 1.45m) Ceiling light point, double glazed window to the side, door leading to the rear garden, range of fitted wall and base units with stainless steel sink with mixer tap and drainer, space for washing machine, dryer, fridge freezer, tiled floor with splashback to the walls.

Study/reception room: 16' 10" x 8' 4" (5.12m x 2.54m) (Formerly the garage) Ceiling light point, double glazed window to side, radiator, laminate effect flooring.

First floor landing: Ceiling light point, storage cupboard, loft access.

Bedroom 1: 14' 4" x 9' 4" (4.37m x 2.85m) Ceiling light point, fitted wardrobes, radiator, double glazed window to the front, door to the en suite.

En suite: 7' 8" x 5' 9" (2.33m x 1.75m) Ceiling light point, double glazed window to the front, radiator, storage cupboard, three-piece suite incorporating a WC, pedestal sink, walk-in shower cubicle, tiled floor with splashback to the walls.

Bedroom 2: 16' 2" x 8' 6" (4.92m x 2.59m) Ceiling light point, radiator, double glazed window to the front.

Bedroom 3: 9' 9" x 8' 6" (2.96m x 2.59m) Ceiling light point, radiator, double glazed window to the rear.

Bedroom 4: 9' 9" x 8' 5" (2.96m x 2.56m) Ceiling light point, radiator, double glazed window overlooking the rear garden.

Family bathroom: 6' 10" x 6' 6" (2.08m x 1.98m) Ceiling light point, radiator, double glazed window to the rear, three-piece suite incorporating a freestanding roll top bath with mixer tap, WC, pedestal sink, laminate effect flooring, tiled splashback to the walls.

Externally: The front of the property has block paved driveway parking for multiple vehicles with a gate leading down the side of the property to the rear of the house to the rear garden which enjoys a good sized patio area with lawned garden, mature flowerbeds and borders leading to a further decking area beyond.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Freehold.

Council tax: Cardwells estate agents Bolton research indicates the property is band D annual charges of £2267

Flood risk information: Cardwells estate agents Bolton research indicates the property in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates the property is not in a conservation area.

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. 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 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

