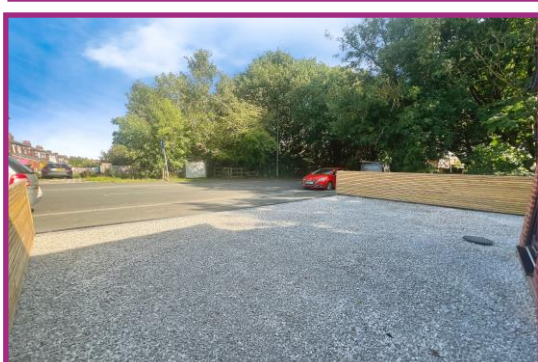




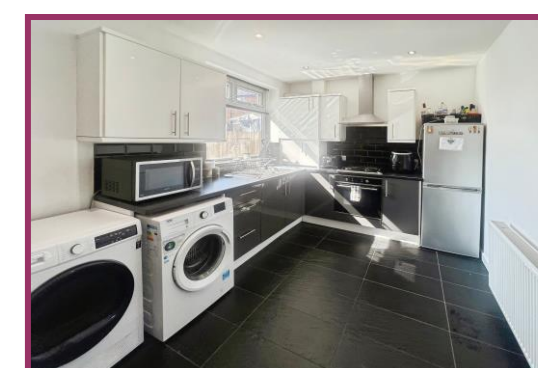
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**CAPTAINS CLOUGH ROAD, BOLTON, BL1 5RS**



- A much improved two bed end terrace
- Freehold tenure/scope to extend
- Recently built porch/large driveway
- Lounge/well appointed dining kitchen
- 2 double bedrooms/family bathroom suite
- Fabulous presentation throughout!
- Summer house with power and lighting
- Warmed by gas C.H/uPVC double glazed



**Offers Over £210,000**

**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

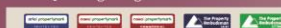
**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



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A much improved larger than average two double bed end terrace which is of a freehold tenure and as such offers scope to extend subject to the relevant planning permissions. Ideally positioned on Captains Clough Road in Smithills and on the cusp of beautiful countryside yet within the catchment area for an array of highly regarded local nurseries, schools, outdoor pursuits, amenities with excellent transport links all in close proximity. Warmed by gas central heating and uPVC double glazed throughout this lovely property briefly comprises: Recently added brick built porch with composite door, hallway with an enclosed staircase to the upper landing, lounge, very well appointed dining kitchen, landing, two double bedrooms with scope to add a third, and a three piece family bathroom suite. Outside offers driveway parking for numerous cars, a purpose built summer house to the side and a low maintenance patio style garden to the rear. A personal inspection comes with our highest recommendations to appreciate all offer and this can easily be arranged by ringing Cardwells Estate Agents Bolton, seven days a week on 01204 381281 or via email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk).

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

Composite door giving access to.

**Porch:** 4' 1" x 4' 10" (1.24m x 1.47m) Brick build recent addition to the property.

**Hallway:** 4' 1" x 4' 1" (1.24m x 1.24m) Enclosed staircase giving access to the first floor landing, timber door giving access to.

**Lounge:** 13' 11" x 11' 8" (4.24m x 3.55m) uPVC double glazed window, wall mounted radiator.

**Dining kitchen:** 8' 8" x 15' 6" (2.64m x 4.72m) Very well appointed professionally fitted kitchen comprising one and a half bowl stainless steel sink unit with mixer tap over, high gloss base and wall units, contrasting roll edge worktops, complimentary brick tiled splash backs, space for white goods, cupboard housing the gas combination boiler, useful under stairs storage cupboard, uPVC double glazed window, composite entrance door giving access to the rear garden.

**Landing:** 3' 0" x 6' 3" (0.91m x 1.90m) Double glazed window, access to a part board loft.

**Bedroom 1:** 11' 11" x 12' 11" (3.63m x 3.93m) uPVC double glazed window, wall mounted radiator, sliding door giving access to.

**Dressing room:** 5' 6" x 5' 2" (1.68m x 1.57m) uPVC double glazed window.

**Bedroom 2:** 10' 11" x 9' 5" (3.32m x 2.87m) uPVC double glazed window, wall mounted radiator.

**Bathroom:** 7' 6" x 5' 9" (2.28m x 1.75m) Three piece suite comprising WC, pedestal wash basin, bath with electric shower and fitted glass screen, full wall tiling, frosted uPVC double glazed window, wall mounted heated towel rail.

**Plot size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 77m<sup>2</sup>.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is of a freehold tenure.

**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 £1500.00 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.

**Thinking of selling or letting in Bolton:** 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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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

