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REDCAR ROAD – SMITHILLS – OFFERS IN THE REGION OF £540,000

Situated within the highly regarded residential area of Smithills is this impressive five bedroom detached family home. The property is perfectly suited for a family given the size of the accommodation on offer and also the proximity to Smithills High School and St Peter's Smithills Dean Church Of England Primary School. Internally the property is beautifully presented throughout and comprises an entrance hallway, cloakroom/wc, lounge, dining room, sun lounge, breakfast room, kitchen with granite worktops and utility to the ground floor with five bedrooms, en-suite and large five piece family bathroom to the first floor. Externally, to the front of the property, there is a blocked paved driveway for multiple vehicles leading to the former garage, which has been converted to a utility room and storage room, mature flower beds and borders also surround the driveway. The rear garden is a delight with a blocked paved path leading around the house and down both sides providing access to the front.

A couple of steps takes you up to a beautifully presented lawned garden with mature flower beds and borders. There is a flagged patio area where you can arrange your seating and dining area with a summer house, potting shed and tree house all within the sale of the home. This wonderful family home simply must be viewed to appreciate all the accommodation on offer. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

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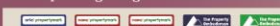
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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall:

Ceiling light points with rose, coving to the ceiling, radiator, Karndean flooring, stairs leading to 1st floor.

Cloakroom/w.c: 4' 10" x 2' 5" (1.48m x 0.73m)

Downlights, tiled floor and walls, WC, wash hand basin.

Dining room: 13' 2" x 12' 10" (4.01m x 3.91m)

Ceiling light points with rose, coving to the ceiling, radiators, double glazed bay window with plantation blinds to the front, Inglenook fireplace with inset living flame gas fire and feature double glazed leaded windows either side, open into the lounge.



Lounge: 12' 4" x 11' 4" (3.75m x 3.46m)

Ceiling light point with rose, wall lamps, coving to the ceiling, radiator, multi fuel woodburning stove, open into the sun lounge.



Sun lounge: 20' 4" x 12' 4" (6.19m x 3.77m)

Downlights, double glazed skylights, double glazed windows, double glazed French doors leading to the rear garden, radiator, Karndean flooring.



Breakfast room: 9' 10" x 7' 11" (2.99m x 2.41m)

Ceiling light point, coving to the ceiling, radiator, Karndean flooring, double doors leading to the sun lounge, breakfast bar leading into the kitchen area.



Kitchen: 14' 6" x 9' 4" (4.42m x 2.85m)

Downlights, coving to the ceiling, radiator, range of fitted wall and base units with stunning granite worktops and breakfast bar incorporating a stainless steel sink with mixer tap and drainer, integrated extractor fan, induction hob, dishwasher, double electric oven, fridge and door leading to the utility.



Utility room: 9' 3" x 8' 3" (2.81m x 2.52m)

Downlights, range fitted wall and base units with space for a fridge freezer, washing machine, dryer, door leading to the garage/storage room.

Landing:

Ceiling light point with Rose, coving to ceiling, air filtration unit, split level landing.

Bedroom 1: 12' 11" x 12' 1" (3.94m x 3.69m)

Ceiling light point with rose, coving to the ceiling, double glazed bay window with plantation blinds and fitted window seat, fitted wardrobes with inset lighting and fitted dressing table, laminate effect flooring, radiator.



En suite: 5' 9" x 5' 7" (1.75m x 1.71m)

Downlights, radiator, tiled floor and walls, extractor fan, three-piece suite incorporating a WC, pedestal sink and a walk-in shower cubicle.



Bedroom 2: 11' 7" x 9' 3" (3.52m x 2.81m)

Ceiling light point, coving to the ceiling, double glazed window with plantation blinds to the front, radiator, laminate effect flooring.



Bedroom 3: 12' 4" x 11' 5" (3.76m x 3.47m)
 Ceiling light point, coving to the ceiling, radiator, laminate effect flooring, fitted wardrobes.



Bedroom 4: 8' 8" x 7' 9" (2.64m x 2.35m)
 Ceiling light point, radiator, double glazed window to the rear.



Bedroom 5: 7' 9" x 7' 2" (2.35m x 2.19m)
 Ceiling light point, radiator, double glazed window with plantation blinds to the front.



Family bathroom: 15' 6" x 9' 2" (4.72m x 2.80m)
 Downlights, radiator, tiled flooring with splashback to the walls, five piece suite incorporating a WC, whirlpool/Jacuzzi bath, his and her sinks and a walk-in shower cubicle.





Garage/storage: 10' 1" x 9' 5" (3.08m x 2.87m)

Currently used as a storage room with automatic light activated by a sensor, open over electric roller shutter door to the front.

Outside:

To the front of the property there is a blocked paved driveway for multiple vehicles leading to the former garage ,which has been converted to a utility room and storage room, mature flower beds and borders also surround the driveway. The rear garden is a delight with a blocked paved path leading around the house and down both sides providing access to the front. A couple of steps takes you up to a beautifully presented lawned garden with mature flower beds and borders. There is a flagged patio area where you can arrange your seating and dining area with a summer house, potting shed and tree house all within the sale of the home.

