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TEMPLE ROAD, SMITHILLS, BL1 8DX



- Beautifully presented 3 bed townhouse
- Reception hallway/cloaks Wc
- Stunning dining kitchen/family room
- First floor lounge/bedroom three
- Top floor 2 bedrooms/en-suite to master
- Freehold tenure/allocated parking
- Three piece family bathroom
- On the cusp of beautiful countryside



£270,000

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 11 Institute St, Bolton, BL1 1PZ
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A wonderful opportunity to purchase this three bedroom town house on the sought after Temple Road development in Smithills via Cardwells Estate Agents Bolton. On the cusp of beautiful countryside and outdoor pursuits, in close proximity to the areas highly regarded local nurseries, schools, popular bars and restaurants with excellent transport links all close by. Enjoying a freehold tenure and briefly comprising: Reception hallway, cloaks wc, stunning dining kitchen with integrated appliances and fitted breakfast bar, first floor lounge, bedroom three and a further two bedrooms, the master having an ensuite shower room complete with a three piece family bathroom on the second floor. To the outside is allocated residents parking with a low maintenance front garden and a large enclosed rear garden which is split into astroturf and decking. This really is a beautiful ready to move in property and as such a personal inspection comes with our highest recommendations and can easily be arranged by ringing Cardwells Estate Agents Bolton on 01204381281 or via email at bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway: 10' 0" x 5' 0" (3.05m x 1.52m) Composite entrance door into the hallway with parquet flooring, uPVC double glazed window, wall mounted radiator, turning staircase to the first floor landing.

Cloaks WC: 4' 10" x 4' 7" (1.47m x 1.40m) Two piece suite comprising WC, pedestal wash hand basin, wall tiling to the majority, frosted uPVC double glazed window, wall mounted radiator, cupboard housing the gas boiler.

Dining kitchen: 21' 3" x 14' 11" (6.47m x 4.54m) Bespoke professionally fitted kitchen comprising one and a half bowl sink unit with mixer tap over, high gloss base and wall units, integrated appliances, contrasting worktops, parquet flooring, four ring hob with extractor above, fitted island breakfast bar, wall mounted radiator, uPVC doors giving access to the rear garden, cupboard housing the water tank, useful under stairs storage.

Landing: 12' 11" x 5' 10" (3.93m x 1.78m) uPVC double glazed window, wall mounted radiator.

Lounge: 13' 0" x 14' 10" (3.96m x 4.52m) Two uPVC double glazed windows, two wall mounted radiators.

Bedroom Three: 12' 5" x 8' 10" (3.78m x 2.69m) Built in wardrobes, uPVC double glazed window, wall mounted radiator.

Second Floor Landing: 3' 1" x 9' 2" (0.94m x 2.79m) Loft access point.

Bedroom One: 12' 10" x 9' 0" (3.91m x 2.74m) Professionally fitted wardrobes, two velux windows, wall mounted radiator.

En-Suite: 5' 4" x 5' 6" (1.62m x 1.68m) Three piece suite comprising WC, wash hand basin on a vanity unit, walk in shower cubicle with T bar mixer shower, velux window, wall mounted heated towel rail.

Bedroom Two: 9' 1" x 11' 9" (2.77m x 3.58m) Built in airing cupboard, uPVC double glazed window, wall mounted radiator.

Bathroom: 6' 6" x 5' 7" (1.98m x 1.70m) Three piece suite comprising WC, wash hand basin on a vanity unit, bath with mixer shower attachment, wall mounted heated towel rail.

Outside: There is allocated residents parking with a low maintenance front garden. A large enclosed rear garden, which is split into astroturf and decking.

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

Maintenance Charge: the vendor has informed us there is a maintenance charge of £300 per annum, which covers the parking area and communal grounds.

Council Tax: Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band D with Bolton Council at an approximate cost of around £2,259.00 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 or visiting: 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 or visit: 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 or visiting: www.Cardwells.co.uk

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