



## SMITHILLS CROFT ROAD, SMITHILLS, BL1 6LN



- Three bedroom semi detached
- Wonderful semi rural location
- With an upward chain
- Close to Moss Bank Park
- Two generous reception rooms
- White gloss fitted kitchen
- Gardens to front and the rear
- Excellent private driveway parking



**Offers Over £235,000**

### BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

### 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



A three bedroom semi detached family home situated in a consistently popular location on the cusp of beautiful countryside and Woodland just a short walk away from Barrow Bridge, Moss Bank Park and the beautiful West Pennine Moors. Locally there is a nursery, St Peter's Primary School and Smithills High School all within walking distance, whilst shops, superb transport links, houses of worship, restaurants and sporting clubs / leisure facilities are all within easy reach. The accommodation is well presented throughout and extends to around 914 ft.<sup>2</sup>/85 m<sup>2</sup> over two levels enjoying accommodation which briefly comprises: reception hallway, living room, generous bay window dining room, modern style gloss white fitted kitchen, first floor landing, three bedrooms, a shower room and a separate WC room. Externally the overall plot size is around 0.06 of an acre with pretty front gardens set behind a low-level brick wall and excellent rear garden with both lawn and patio space. There is a driveway providing excellent off-road car parking facilities. The property benefits from UPVC double glazing, gas central heating and all on offer can only be fully appreciated via a personal inspection. This can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

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

**Hallway:** 14' 11" x 6' 1" (4.539m x 1.844m) Central UPVC entrance door with UPVC windows to either side, thick carpeting, large radiator, built-in storage space, under stairs storage space, stairs off to the first floor.

**Living Room:** 12' 11" x 11' 4" (3.939m x 3.446m) UPVC double glazed window, large radiator, thick carpeting, neutral decorations.

**Dining Room:** 13' 3" x 11' 2" (4.036m x 3.398m) Measured at maximum points into the UPVC bay window which enjoys the aspect over the rear garden, radiator, thick carpeting, neutral decorations.

**Kitchen:** 10' 4" x 6' 10" (3.145m x 2.078m) at maximum points. A white gloss fitted kitchen with a lovely range of matching; drawers, base and wall cabinets, stainless steel sink and double drainer, oven / grill, four ring gas hob with matching extractor over, dishwasher, UPVC double glazed bay window which enjoys the aspect over the rear garden, plumbing for a washing machine, radiator, side entrance door.

**Landing:** 8' 5" x 6' 9" (2.560m x 2.064m) UPVC window to the side, fitted blinds, radiator, thick carpeting.

**Bedroom One:** 13' 4" x 11' 4" (4.058m x 3.461m) UPVC windows to the front, radiator, thick carpeting, fitted wardrobes/storage space.

**Bedroom Two:** 11' 4" x 11' 3" (3.457m x 3.438m) UPVC window overlooking the rear garden with fitted blind, radiator, fitted wardrobes.

**Bedroom Three:** 8' 4" x 6' 9" (2.551m x 2.068m) UPVC window to the front, radiator, beautiful decorations.

**Shower Room:** 6' 8" x 5' 7" (2.025m x 1.695m) A modern suite with generous corner shower enclosure, pedestal wash hand basin, heated towel rail, stylish ceramic wall tiling, extractor, UPVC window to the rear.

**Separate Wc:** 4' 2" x 2' 6" (1.271m x 0.768m) UPVC window to side, white WC, radiator, ceramic wall tiling.

**Plot size:** The overall approximate plot size is around 0.06 of an acre.

**Rear Garden:** The rear garden enjoys both patio and lawn areas offering superb space for entertaining, mature shrubs and well stocked flower beds to the borders.

**Parking / Garage:** There is a generous private driveway providing excellent private off-road car parking. The brick walls of the base of a former garage are in place and a garage could perhaps be reinstated in the same location, should somebody choose to.

**Front Garden:** Sat behind a low-level brick wall and is predominantly laid to lawn with well tended flower beds to the borders.

**Chain details:** The property will be sold with an upward chain, at the time of writing our clients are interested in a particular property, however the chain details will be confirmed in due course.

**Energy performance certificate (EPC):** The energy performance certificate rating is D and is valid until the 22nd of November 2032.

**Tenure:** Cardwells Estate Agents Bolton pre-marketing research indicates that the property is Leasehold with a term of around 900 years remaining and we are advised that the annual leasehold ground rent charge is around £4.50 per annum paid to Robert Fairhurst and Co of Bolton.

**Bolton Council Tax:** The property is located in the borough of Bolton and the Council tax band rating C, with an approximate annual cost of £2,015.

**Flood Risk Information:** Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a "very low" risk of flooding.

**Conservation Area:** Cardwells Estate Agents Bolton pre marketing research shows that the property is not within 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 a property 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 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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