Independent Estate Agents Cardwells Est. 1982

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www.cardwells.co.uk

COPEBANK, SMITHILLS, BL1 6DL

- Stylish semi detached
- Four fitted bedrooms
- Three reception rooms
- Lovely location with views
- Four piece family bathroom
- Lovely landscape gardens
- Accommodation over four floors
- Well presented

£295,000

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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.

This elegant, stylish and sizable semi detached family home is located in a highly regarded area of Smithills. With excellent access to wide range of amenities including schools, shops, recreational facilities and transport link. The fabulous family home offers very flexible and comfortable accommodation which can only be fully appreciated by internal inspection. The accommodation currently comprises entrance porch, reception hallway, fitted kitchen, guest WC/laundry, dining room, separate lounge, conservatory, three bedrooms and a stunning four piece bathroom to the first floor with the fourth bedroom to the second floor. The property also benefits from a good sized cellar which is ideal for storage and other uses. Externally the property enjoys lovely landscaped low maintenance gardens which are slightly terraced to the front, having separate patio areas leading down to an entertainment area with a wooden garden room, power and lighting, currently set out as a bar and also a covered hot tub. The property is very well presented and is certain to attract a great deal of attention in the current market and early viewing is advised which can be arranged by calling our Cardwells Estate Agents Bolton office on (01204) 381281, emailing bolton@cardwells.co.uk or online at cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: 5' 11" x 4' 7" (1.8m x 1.4m) Double glazed window to the rear elevation. Tile floor. Door to the side leading into the reception hallway.

Hallway: 8' 2" x 11' 6" (2.5m x 3.5m) Double glazed bay window to the side elevation. Tiled floor. Radiator. Stairs lead down to the cellar room. Door leading into the dining room. Opens onto the rear hallway.

Rear Hallway: Tiled floor. Access to laundry room/WC and kitchen.

Kitchen: 9' 6" x 8' 2" (2.9m x 2.5m) Double glazed window to the side elevation. Range of cream shaker style base units with wood worktop and matching wall mounted cabinets. Inset Belfast sink. “Belling” cooker range. Space for American style fridge freezer. Radiator.

Laundry/guest WC: 4' 11" x 4' 11" (1.5m x 1.5m) Double glazed window to the side elevation. Tiled floor. WC. Plumbed for washing machine and dryer. Chrome heater towel rail.

Dining Room: 12' 6" x 12' 2" (3.8m x 3.7m) Double glazed window to the rear elevation with twin glazed doors leading into the lounge. Focal fireplace. Wooden floor. Radiator.

Lounge: 15' 9" x 15' 5" (4.8m x 4.7m) Double glazed French doors to the front elevation leading into the conservatory. Wooden floor. Recessed fireplace with wood burner. Radiator.

Conservatory: 11' 6" x 8' 10" (3.5m x 2.7m) Double glazed windows to the side elevations with double glazed French doors to the front leading into the garden.

Cellar Room: 15' 1" x 15' 1" (4.6m x 4.6m) Stairs lead off the reception hall down to the cellar. Laminate floor. Radiator.

First Floor Landing: Stairs lead off the dining room to the first floor landing. Stairs lead off the landing up to the attic area. Storage cupboards and wardrobe.

Bedroom One: 12' 6" x 10' 2" (3.8m x 3.1m) Double glazed window to the rear elevation. Fitted wardrobes. Laminate floor. Radiator.

Bedroom Two: 15' 5" x 7' 10" (4.7m x 2.4m) Double glazed window to the front elevation. Laminate floor. Fitted wardrobes. Radiator.

Bedroom Three: 10' 2" x 7' 3" (3.1m x 2.2m) Double glazed window to the front elevation. Fitted wardrobe. Laminate floor. Radiator.

Bathroom: 11' 6" x 8' 2" (3.5m x 2.5m) Double glazed window to the side elevation. Stylish four piece bathroom suite with walk-in shower, freestanding bath, high flush WC and “Savoy” sink. Chrome heater towel rail.

Attic Bedroom Four: 15' 1" x 21' 0" (4.6m x 6.4m) Some restricted headroom. Double glazed windows to the front and side elevations. Laminate floor. Built wardrobes. Radiator.

Externally: The property is accessed from the rear which has a garage and paved path with shrub borders leading down to the entrance porch. The front of the property features a lovely low maintenance terraced garden with mainly gravel and flag patio areas leading down to the entertainment area with garden room and hot tub.

Garden Room: 15' 5" x 12' 2" (4.7m x 3.7m) Power and lighting. Currently fitted out as a bar and seating area.

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

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.
Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £2133

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.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

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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