



SMETHURST LANE, BOLTON, BL3 3QJ



- Detached true bungalow
- Two bedrooms
- Two reception rooms
- Fitted kitchen
- Modern shower room
- Stunning gardens
- Attached garage
- No onward chain



Offers in the Region Of £285,000

BOLTON

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Nicely located in a prime position and enjoying a sensational corner plot, this fantastic detached true bungalow offers beautifully manicured gardens to three sides, providing total privacy and a standout setting rarely found in comparable homes. Lovingly maintained for many years, the property is offered to the market with no onward chain and carries an immediate sense of warmth and care. Its commanding plot elevates the home both visually and practically, the gardens are a genuine highlight and are perfect for those who enjoy spending time outdoors. The generous external space also offers excellent potential to extend (subject to planning), making this an exciting long-term opportunity. Inside, the bungalow is well kept and surprisingly spacious, making it an ideal downsize without compromise.

The accommodation includes two double bedrooms, a bright and airy main lounge overlooking the private rear aspect, a separate dining room, and a fitted kitchen with a range of base and wall mounted units. An attached garage provides further convenience, storage and potential for additional accommodation. The property is superbly located on the corner of Smethurst Lane, with a wide range of amenities close by including shops, convenience stores and leisure facilities. A bus route runs just seconds from the door, offering excellent accessibility for those who prefer not to drive. The accommodation briefly comprises: Entrance vestibule leading into a welcoming hallway; two front-facing double bedrooms; shower room; storage cupboard; spacious rear lounge; separate dining room; fitted kitchen with external access to the gardens and garage.

This is a rare opportunity to secure a detached bungalow on an exceptional plot in a popular and well-connected part of Bolton. Offered with no onward chain delay and requiring minimal redecoration, early viewing is strongly recommended which can be arranged by calling our Cardwells Estate Agents Bolton on 01204 381281, emailing bolton@cardwells.co.uk or online [@cardwells.co.uk](http://www.cardwells.co.uk).

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance porch: Double glazed door to the side elevation leading into the entrance porch. laminate floor. Double glazed windows to the front and side elevation. Glazed door into the

L shaped hall: Radiator. Storage cupboard.

Lounge: 20' 0" x 12' 6" (6.1m x 3.8m) Double glazed window and sliding patio doors to the rear elevation enjoying beautiful views over the garden and beyond. Stone chimney with alcove and hearth. Electric fire. Radiator.

Dining room: 10' 10" x 8' 10" (3.3m x 2.7m) Double glazed window to the rear elevation. Radiator.

Kitchen: 10' 10" x 7' 7" (3.3m x 2.3m) Double glazed window and door to the side elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset 1 1/2 bowl sink and drainer. Plumbed for washing machine. Space for cooker. Integrated fridge and freezer. Laminate floor. Radiator.

Bedroom 1: 13' 1" x 9' 6" (4m x 2.9m) Double glazed window to the front elevation. Range of fitted bedroom furniture including wardrobes, over bed bridging and bedside cabinets. Radiator.

Bedroom 2: 9' 6" x 8' 10" (2.9m x 2.7m) Double glazed window to the front elevation. Radiator.

Shower room: 6' 11" x 5' 7" (2.1m x 1.7m) Double glazed window to the side elevation. Three-piece suite comprising corner shower cubicle, vanity sink unit with storage and close coupled WC. Tile floor. Tiled elevations. Radiator. Loft access.

Outside: Located on a sizable plot the front enjoying driveway parking to the front which leads to the garage and past neat lawns with mature shrub and hedge borders. The garden continues around the side which has further neat lawns with shrub inserts and hedge boundaries. The rear garden enjoys paved seating areas and paths leading around the lovely lawned area with mature shrub borders and inserts.

Viewings: Please contact Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is leasehold, 841 years 27th July 1969

Council tax: Cardwells estate agents Bolton research indicates the property is band C £2133 per annum

Plot size: Cardwells estate agents Bolton research indicates the property is in approximately 0.12 acre

Total area: Cardwells estate agents Bolton research indicates the property is approximately 978 sq ft

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates the property is not in a conservation area.

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