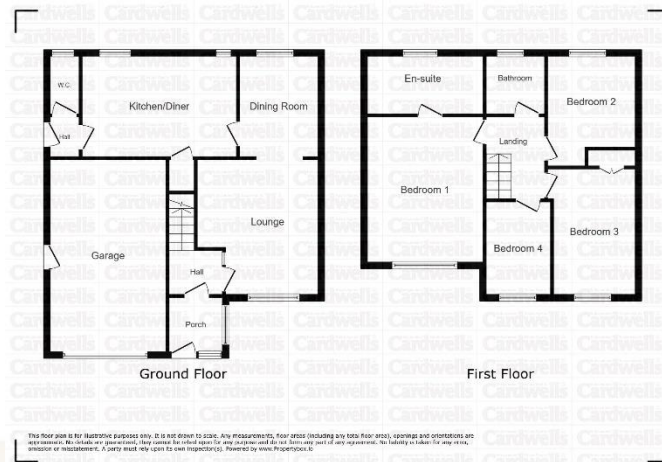




SEDFIELD DRIVE, SMITHILLS, BL1 6ND



- No onward chain
- Detached family home
- Four bedrooms
- En suite & family bathroom
- Requires modernisation
- Driveway & garage parking
- Close proximity to local schools
- Excellent potential to add value



Offers in the Region Of £325,000

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NO ONWARD CHAIN! Located within the highly sought after area of Smithills, this four bedroom detached property offers fantastic potential for buyers looking to modernise and create a spacious family home. The accommodation briefly comprises an entrance hallway, leading to two generously sized reception rooms providing versatile living and dining space. The kitchen offers scope for reconfiguration with a cloakroom/wc also to the ground floor. To the first floor, there are four well proportioned bedrooms, with the main bedroom having an en-suite, alongside a family bathroom, making this an ideal home for growing families. Externally, the property benefits from a large driveway providing ample off-road parking which leads to an integral double garage. To the rear, there is a private garden area offering further potential for landscaping. Situated in the ever popular area of Smithills, the property benefits from easy access to local amenities, transport links, and scenic countryside walks. The home is conveniently located within approximately a quarter of a mile of reputable schools, including St Peter's, Smithills Dean Primary School and Smithills secondary school. Internal viewing is strongly recommended to appreciate the accommodation on offer. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204 381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: 5' 11" x 5' 8" (1.80m x 1.73m) Ceiling light point, double glazed, laminate Flooring, door leading into the entrance hallway.

Entrance hallway: Ceiling light point, radiator, stairs leading into the first floor, door leading into the lounge.

Lounge: 13' 9" x 12' 6" (4.19m x 3.80m) Downlights, coving to the ceiling, feature fireplace and surround, radiator, double glazed window to the front, archway leading to the dining room.

Dining room: 10' 6" x 8' 2" (3.20m x 2.50m) Ceiling light point, coving to the ceiling, radiator, double glazed window to the rear, wooden flooring, door leading to the kitchen diner.

Kitchen diner: 16' 2" x 10' 5" (4.92m x 3.18m) Downlights, extractor fan, double glazed windows to the rear, under stair storage, range of fitted wall and base units with integrated one and a half bowl stainless steel sink with mixer tap and drainer, electric hob, double electric oven, space for a dishwasher, breakfast bar, tiled splashback to the walls.

Inner hall: Ceiling light point, door leading to the outside and door to the cloakroom/wc.

Cloakroom w.c: 4' 11" x 3' 7" (1.49m x 1.09m) Ceiling light point, double glazed window to the rear, wash hand basin, wc.

Landing: Ceiling light point, loft access with pull down ladder.

Bedroom 1: 15' 4" x 12' 1" (4.68m x 3.69m) Ceiling light point, downlights, coving to the ceiling, radiator, fitted wardrobes and dressing unit, double glazed window to the front, door leading to the ensuite.

En suite: 12' 0" x 6' 0" (3.67m x 1.84m) Ceiling light points, double glazed window to the rear, four piece suite incorporating a WC, bidet, pedestal sink, corner bath with electric shower above, tiled splashback to the walls, radiator.

Bedroom 2: 11' 6" x 9' 2" (3.50m x 2.79m) Ceiling light point, double glazed window to the rear, radiator, fitted wardrobes.

Bedroom 3: 12' 11" x 8' 6" (3.93m x 2.60m) Ceiling light point, double glazed window to the front, radiator, fitted wardrobes.

Bedroom 4: 9' 8" x 6' 9" (2.95m x 2.05m) Ceiling light point, radiator, double glazed window to the front.

Family bathroom: 6' 1" x 6' 0" (1.86m x 1.84m) Downlights, double glazed window to the rear, three-piece suite incorporating a WC, vanity unit with inset sink, walk-in shower cubicle, radiator, tiled walls.

Double garage: 20' 2" x 12' 10" (6.14m x 3.91m) Ceiling light point, water point and sink, wall mounted Baxi boiler, up and over garage door.

Outside: To the front of the property there is a large block paved drive providing parking for multiple vehicles which leads to the integrated double garage. The rear of the property has a low maintenance private garden with patio area and borders surrounding.

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 Freehold.

Council tax: Cardwells estate agents Bolton research indicates the property is band E £2933 per annum

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

Plot size: Cardwells estate agents Bolton research indicates the property is 0.08 acre approximately

Total area: Cardwells estate agents Bolton research indicates the property is approximately 1463 sq ft

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

