



Independent Estate Agents
Cardwells Est. 1982

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CHURCH ROAD, SMITHILLS, BL1 5RR



- Stunning extended mid terraced property
- Completely renovated throughout
- Three bedrooms with fitted wardrobes
- Modern three piece bathroom suite
- Stunning kitchen with quartz worktops
- Sought after area of Smithills
- Walking distance to Moss Bank Park
- Close to many amenities



Offers in Excess of £240,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

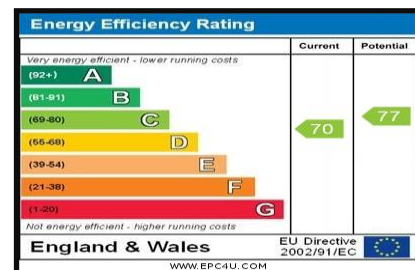
LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk



Incorporating: Wright Dickson & Catlow, WDC Estates



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Simply stunning garden fronted terraced property offered for sale with NO ONWARD CHAIN. This beautiful home has been modernised throughout, extended and is ready to move into. Our client has renovated and modernised the property throughout to a high standard and it would make a wonderful home for the right person. Church Road is situated within Smithills and is close to many local amenities, schools and restaurants. On the doorstep is Moss Bank Park, Bolton Cricket Club, Church Road Primary School and some wonderful countryside. Internally the accommodation comprises an entrance hallway, lounge and kitchen/dining room to the ground floor with three good sized bedrooms and a modern three piece bathroom suite to the first floor. Externally the front of the property has gated access to a path leading to the front door and a low maintenance pebbled garden. The rear garden is low maintenance with a flat patio area and path leading to the gate to the rear with low maintenance pebbled areas either side and space for a shed. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Downlights, coving to the ceiling, anthracite radiator, wooden flooring, stairs the first floor.

Lounge: 14' 8" x 11' 10" (4.47m x 3.60m) Ceiling light point, coving to the ceiling, wooden flooring, wall mounted vertical anthracite radiator, double glazed bay window to the front.

Kitchen/diner: 22' 8" x 6' 7" (6.90m x 2.00m) Downlights, under stairs storage, media wall with inset lighting, wall mounted anthracite radiators, wooden flooring, range of fitted wall and base units with centre island unit, quartz worktops and integrated one and a half bowl stainless steel sink with mixer tap incorporating an instant hot water tap, integrated induction hob, washer dryer, fridge freezer, space for electric oven, lantern skylight, double glazed window to the rear, double glazed French doors leading to the rear garden.

Landing: Downlights, loft access with pull down ladder.

Bedroom 1: 13' 0" x 9' 9" (3.95m x 2.96m) Downlights, double glazed window to the rear, fitted wardrobes, anthracite wall mounted vertical radiator.

Bedroom 2: 12' 2" x 9' 0" (3.70m x 2.74m) Ceiling light point, double glazed window to the rear, anthracite radiator, fitted wardrobes.

Bedroom 3: 12' 0" x 5' 10" (3.66m x 1.77m) Ceiling light point, double glazed window to the front, fitted wardrobes, anthracite wall mounted vertical radiator.

Bathroom: 8' 10" x 6' 9" (2.68m x 2.05m) Downlights, dual aspect double glazed windows to the rear and to the side, three-piece suite incorporating a WC, vanity unit with inset sink, bath with mixer tap and shower above, anthracite wall mounted vertical towel radiator, tiled floor and walls.

Externally: The front of the property has gated access to a path leading to the front door and a low maintenance pebbled garden. The rear garden is low maintenance with a flat patio area and path leading to the gate to the rear with low maintenance pebbled areas either side and space for a shed.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.02 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 12 November 1894

Council Tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1763

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. A walk through viewing video is available to watch in the first instance.

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

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

