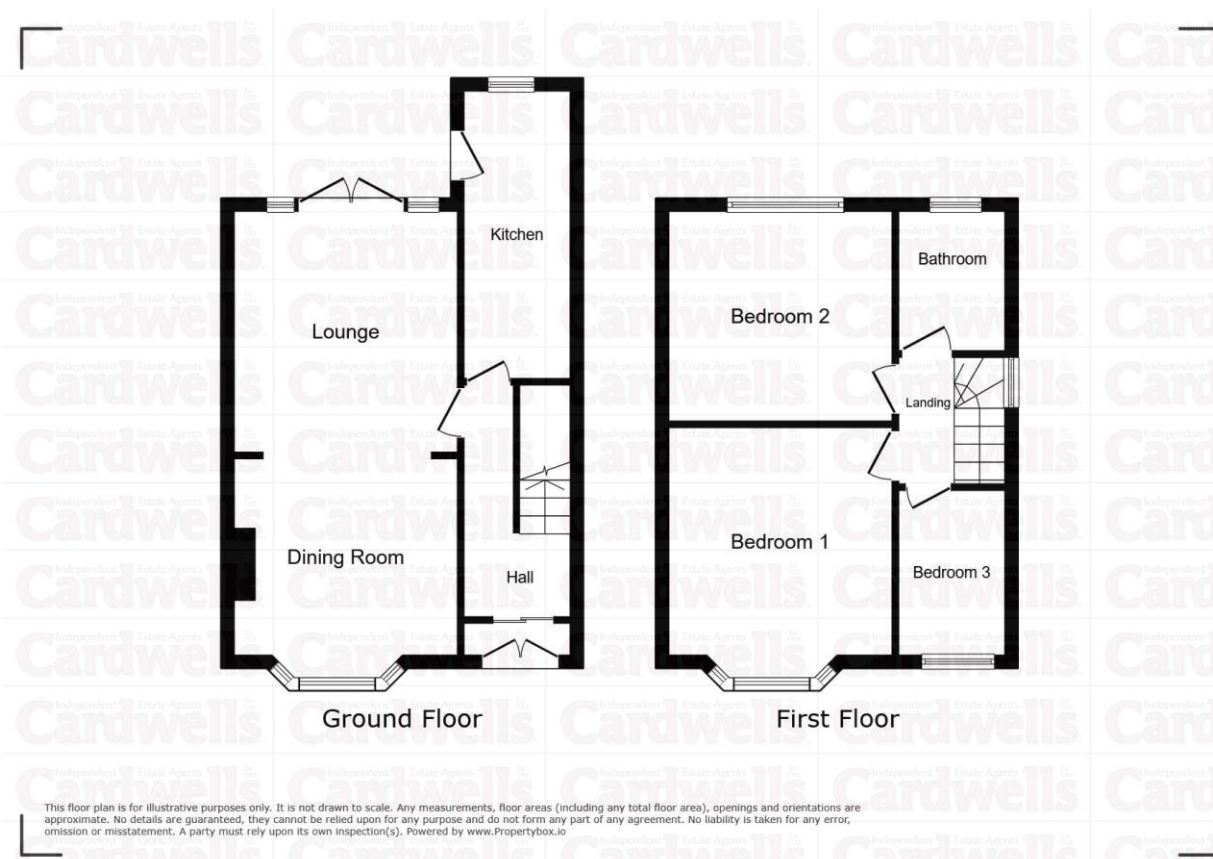




BEECHFIELD ROAD, SMITHILLS, BL1 6HZ



- Semi Detached Home
- Three bedrooms
- Open plan Lounge / Dining Room
- Extended Fitted Kitchen
- Gardens to Front & Rear
- Driveway Parking
- Sought after location
- Early viewing advised



Offers in the Region Of £250,000

BOLTON

11 Institute St, Bolton, BL1 1PZ
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BURY

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Incorporating: Wright Dickson & Catlow. WDC Estates



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Situated within a consistently popular residential location in the highly regarded Smithills area of Bolton, this attractive three-bedroom family home offers well-proportioned accommodation, private driveway parking and gardens to both the front and rear, making it an excellent purchase for first-time buyers, young families and those seeking a well-connected residential setting. The accommodation briefly comprises an entrance vestibule, welcoming hallway, spacious open-plan lounge and dining room, extended fitted kitchen, first-floor landing, three bedrooms and a family bathroom suite. The property further benefits from uPVC double glazing and gas central heating throughout. One of the properties key attractions is its excellent location. Smithills is a highly sought-after area known for its strong community feel, access to green space and superb local amenities. Within easy reach are a variety of shops, supermarkets, cafés, restaurants, medical facilities and leisure amenities found in nearby Astley Bridge, Moss Bank Way and Bolton town centre. The area is also ideally positioned for enjoying the beautiful outdoor spaces of Smithills Hall Estate, Moss Bank Park and surrounding countryside walks. Families are particularly well catered for, with a range of respected schools in the vicinity. The property is conveniently located for highly regarded local primary schools and secondary education options with well-regarded schools serving the Smithills and Sharples districts. For commuters, the location offers excellent transport connections. Hall i' th' Wood Railway Station is approximately 1.7 miles away and provides rail services to Bolton, Manchester, Blackburn and surrounding areas. The property also benefits from convenient access to the A666, M61 and wider motorway network, making travel throughout Greater Manchester and Lancashire straightforward. Regular bus services operate nearby along the main routes through Smithills and Astley Bridge, providing direct links to Bolton town centre, Sharples, Horwich, Bromley Cross and neighbouring districts, making the property ideal for those who rely on public transport. Externally, there are gardens to both the front and rear, providing space for outdoor relaxation, children to play or gardening enthusiasts to enjoy, while the private driveway offers valuable off-road parking. Combining spacious accommodation, excellent local amenities, highly regarded schools and superb transport links, this is a wonderful family home in a location that continues to prove popular with buyers. A personal viewing is essential to fully appreciate all that is on offer and can be arranged by contacting Cardwells Estate Agents Bolton on 01204 381281, emailing bolton@cardwells.co.uk or visiting www.cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: 5' 3" x 2' 7" (1.6m x 0.8m) Double glazed French doors to the front elevation. Laminate floor. Sliding patio doors lead into the hall.

Hall: 12' 2" x 5' 3" (3.7m x 1.6m) Stairs lead off to the first floor landing. Radiator. Under stairs store. Laminate floor.

Lounge: 12' 6" x 11' 10" (3.8m x 3.6m) Double glazed patio doors to the rear. Laminate floor. Living flame gas fire. Opens onto:

Dining Room: 11' 10" x 10' 2" (3.6m x 3.1m) Double glazed bay window to the front elevation. Laminate floor. Radiator.

Kitchen: 14' 9" x 5' 3" (4.5m x 1.6m) Extended galley style kitchen with double glazed window to the rear elevation and double glazed door to the side. Range of white base units with complementary worksurfaces and matching wall mounted cabinets. Inset one and a half bowl sink with drainer. 4 ring electric hob with extractor hood over. Electric double oven plumbed for washing machine. Integrated fridge and dishwasher. Built in microwave.

First floor landing: Double glazed window to the side elevation.

Bedroom One: 11' 10" x 11' 6" (3.6m x 3.5m) Double glazed window to the front elevation. Fitted wardrobes. Radiator.

Bedroom Two: 11' 6" x 11' 10" (3.5m x 3.6m) Double glazed window to the rear elevation. Fitted wardrobes. Radiator.

Bedroom Three: 8' 6" x 5' 7" (2.6m x 1.7m) Double glazed window to the front elevation. Radiator.

Bathroom: 7' 3" x 5' 7" (2.2m x 1.7m) Double glazed window to the rear elevation. Three piece suite comprising; bath with shower and screen over, vanity sink with concealed cistern w.c., chrome heated towel rail.

Externally: Paved driveway parking to the front with dropped kerb. Lawned area with shrub borders. The rear garden has paved patio leading to the rear lawn with raised shrub border. Detached storage with power and lighting. Water point.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.04 acres.

Tenure: Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 23 December 1929.

Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £2133

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

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

