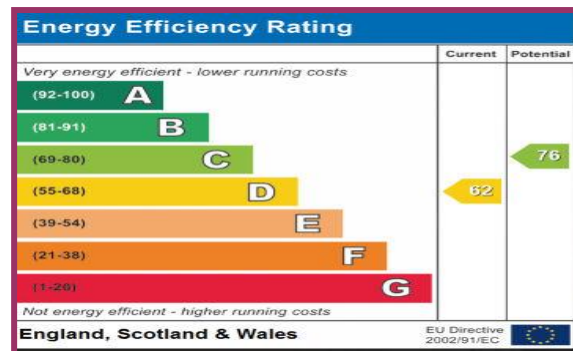




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.co

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



CHURCH ROAD – SMITHILLS – OFFERS IN THE REGION OF £340,000

Situated in the highly regarded and ever popular Smithills area of Bolton, this attractive detached bungalow occupies a generous corner plot with beautifully maintained gardens to three sides and excellent off road parking. Offering spacious and versatile accommodation throughout, the property is ideally suited to downsizers, professional couples and those seeking single level living in a convenient residential location. The accommodation briefly comprises a welcoming entrance hallway with a large storage cupboard, a spacious lounge, separate dining room, additional reception room providing flexibility for use as a sitting room, home office or hobby room, and a well proportioned kitchen/breakfast room. There are two generous double bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a family bathroom. Externally, the property enjoys attractive gardens to three sides featuring well manicured lawns, mature flower beds and established planting, creating a delightful outdoor setting. A useful brick built storage shed provides excellent space for garden equipment and additional storage. To the front, a substantial driveway offers parking for multiple vehicles and leads to a detached garage.

Church Road is ideally positioned for access to a wealth of local amenities. A range of everyday shops, supermarkets, cafés, bakeries and convenience stores can be found nearby on Chorley Old Road, while Bolton town centre is within easy reach for a wider selection of retail, leisure and dining facilities. Nearby healthcare facilities include Heaton Medical Centre and local dental practices, providing excellent convenience for day to day living. The area is also well served by public transport links, with regular bus routes operating along Church Road and Chorley Old Road, together with straightforward access to Bolton town centre, the M61 motorway network and surrounding towns. The property is perfectly placed for enjoying area's green spaces, with Moss Bank Park, Doffcocker Lodge and the picturesque Smithills Estate all within easy reach, offering extensive walking routes and recreational activities.

Fantastic opportunity to purchase this wonderful home, 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

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Incorporating: Wright Dickson & Catlow, WDC Estates

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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway: Ceiling light point, radiator, picture rail.



Storage room: 8' 7" x 5' 10" (2.62m x 1.78m)
Ceiling light point, fitted storage cupboards/wardrobes

Lounge: 18' 10" x 14' 4" (5.74m x 4.37m)
Ceiling light point, radiator, double glazed bay window to the front, and double glazed windows either side of the chimney, electric fire and surround, coving to the ceiling.



Reception room: 11' 7" x 11' 6" (3.54m x 3.51m)
Downlights, wall lamps, feature bar area, open into the dining room.



Outside:

Externally, the property enjoys attractive gardens to three sides featuring well manicured lawns, mature flower beds and established planting, creating a delightful outdoor setting. A useful brick built storage shed provides excellent space for garden equipment and additional storage. To the front, a substantial driveway offers parking for multiple vehicles and leads to a detached garage.

Viewings:

Please call 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 D annual cost of £2400



Dining room: 18' 10" x 8' 11" (5.73m x 2.73m)

Ceiling light point, radiator, double glazed windows overlooking the garden, double glazed sliding patio doors leading onto a patio area



Kitchen: 19' 2" x 9' 10" (5.83m x 2.99m)

Ceiling light points, dual aspect double glazed windows to the rear and side, wall mounted gas heater, range of fitted wall and units with integrated one and half bowl stainless steel sink with mixer tap and drainer, granite covered worktops, extractor fan, gas hob, double electric oven, dishwasher, space for a washing machine, undercounter fridge and freezer, tiled floor with splashback to the kitchen walls.



Bedroom 1: 15' 0" x 14' 6" (4.58m x 4.42m)

Ceiling light point, double glazed bay window to the front and double glazed window to the side, radiator, fitted wardrobes.



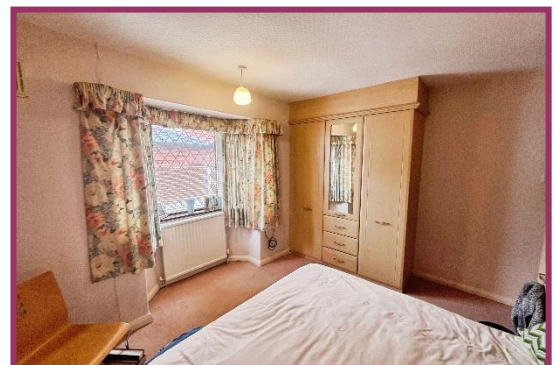
En suite:

Ceiling light points, extractor fan, three-piece suite incorporating a wc, pedestal sink, walk in shower cubicle, electric shaver point, tiled splashback to the walls.



Bedroom 2: 12' 2" x 11' 7" (3.72m x 3.53m)

Ceiling light point, double glazed bay window to the side, radiator.



Bathroom: 9' 11" x 8' 7" (3.01m x 2.62m)

Downlights, windows to the rear, four piece suite incorporating a wc, pedestal sink, bidet, panelled bath with shower above, tiled walls, radiator, extractor fan.

