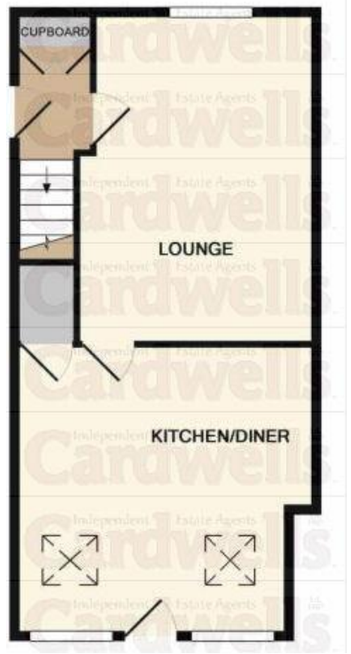








Independent Estate Agents Cardwells Est. 1982

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www.cardwells.co.uk

SEDGEFIELD DRIVE, SMITHILLS, BL1 6ND



- Stylish extended family home
- Close to beautiful countryside
- Open plan kitchen/diner/family rm
- Integrated appliances in the kitchen
- Living room with Limestone fireplace
- 3 bedrooms, white bathroom suite
- Garage and private driveway parking
- Gas C.H, uPVC D.G. Viewing recommended





Offers in Excess of £255,000

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
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Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

An extended three bedroom semi detached family home situated in a consistently popular location, on the cusp of beautiful countryside yet still within walking distance of Smithills school and within easy reach of first class every day amenities including shops, restaurants, health facilities, transport links and superb sporting and leisure clubs. The family home is set in a generous plot of around 0.13 of an acre and benefits from a ground floor extension to the rear.

The accommodation briefly comprises: entrance hallway, generous living room, extended open plan kitchen/diner/family room completes with integrated appliances, first floor landing, three bedrooms and a stylish white family bathroom suite. Externally, there is a single garage and driveway car parking accessed from the side of the property and garden areas to the front side and the rear, the rear being fully enclosed and designed with easy maintenance in mind and perhaps ideal for entertaining. The family home benefits from uPVC double glazing, a modern gas central heating boiler and there really is a great deal too admire.

In the first instance there is a walkthrough viewing video available to watch, then a personal inspection which can be arranged by calling: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Approximate floor area: The overall approximate floor area is around 71 m²/764 ft.².

Reception hallway: 5' 8" x 4' 0" (1.735m x 1.211m) Measure at maximum point into the built-in cloaks storage space which contains the electric meter as well, quality entrance door with matching stained glass windows, thick carpeting to the stairs which leads to the first floor and quality flooring which flows into the living room.

Lounge: 15' 10" x 11' 5" (4.826m x 3.492m) uPVC bay window to the front, stylish limestone fireplace, display niche and storage cabinet under the stairs, large radiator, feature wallpaper to one wall.

Kitchen/diner/family room: 14' 5" x 13' 11" (4.400m x 4.251m) A wonderful open plan kitchen/diner/family room which really benefits from the extension to the rear. There are two large double glazed roof line windows which in conjunction with the rear uPVC double glazed windows and door allow this room to be flooded with natural light. The professionally fitted kitchen is in a stylish gloss finish with an excellent range of matching: drawers, base and wall cabinets complete with integrated oven/grill, microwave oven, 5 ring gas hob with matching extractor over, integrated fridge/freezer and integrated dishwasher. There is wonderful family friendly dining/seating space, large radiator, fitted blinds, spot lighting and access to the under stairs storage space.

First floor landing: uPVC window to the side, loft access point, thick carpeting, feature Harry Potter wallpaper.

Master bedroom: 14' 2" x 8' 5" (4.310m x 2.575m) Georgian style uPVC window to the front, radiator, professionally fitted bedroom furniture providing excellent wardrobe space with matching bridging cabinets.

Bedroom 2 10' 0" x 8' 5" (3.051m x 2.554m) uPVC window to the rear which enjoys the aspect over the garden, radiator, thick carpeting.

Bedroom 3: 9' 10" x 5' 7" (3.000m x 1.708m) uPVC Georgian style window to the front, radiator, thick carpeting, excellent built-in storage space.

Bathroom: 6' 0" x 5' 8" (1.836m x 1.718m) A modern white three-piece bathroom suite comprising: dual flush WC wash hand basin with built-in storage space and bath complete with both hand and overhead shower options and an additional waterfall effect tap into the bath, fitted glass shower screen, heated towel rail, extractor, frosted uPVC window to the rear.

Plot size: The overall approximate plot size is around 0.13 of an acre.

Garage: Accessed from the side of the property there is a brick single garage which is served by a driveway providing additional private off-road car parking space.

Rear garden: The rear garden has been designed with easy maintenance in mind enjoying patio space as you step out from the kitchen/diner And a deck Terrace patio, perhaps ideal for entertaining etc

Side garden: The side garden is predominantly laid to lawn and is private in nature with mature shrubs and small trees to the boundaries.

Front garden: The front garden is neatly laid to lawn with mature shrubs and small trees to the borders.

Viewings: All viewings are by advance appointment with 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 C £2105 per annum

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.










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