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ORWELL ROAD, SMITHILLS, BL1 6ET



- Very well presented 2 bed semi detached
- Hallway/bayfronted lounge/dining kitchen
- Conservatory/2 double fitted bedrooms
- Separate Wc/two piece family bathroom
- Driveway parking/split level rear garden
- On the cusp of beautiful countryside
- Warmed by gas ch/upvc double glazed
- Close to excellent amenities/local schools



Offers in the Region Of £200,000

BOLTON

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

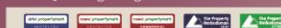
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LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents Bolton are delighted to offer to the market this two bed semi detached bay fronted property on the ever popular Orwell Road in Smithills. On the cusp of beautiful countryside including Moss Bank Park, Rivington which offers many cycle and walking routes, excellent local amenities including Morrisons, local doctors and pharmacies, popular schools including Church Road, St Thomas of Canterbury and Smithills all within the catchment area. The property briefly comprises: hall, bay fronted lounge with feature wall mounted fire, large open plan dining kitchen leading into a conservatory, landing, two fitted double bedrooms, please note there is scope to re-model the upstairs into a three bedroom property, which has been done by previous vendors, a separate wc and a well appointed family bathroom. To the outside is driveway parking and there is a split level rear garden which has a patio area and a raised laid to astroturf garden. Warmed by gas central heating and uPVC double glazed throughout. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway: 4' 0" x 3' 10" (1.22m x 1.17m) Composite entrance door into the hallway with enclosed staircase to the landing.

Lounge: 15' 7" x 12' 9" (4.75m x 3.88m) Feature wall mounted fire, uPVC double glazed bay window, wall mounted radiator.

Dining kitchen: 11' 4" x 16' 2" (3.45m x 4.92m) Professionally fitted kitchen comprising one and a half bowl sink unit with mixer tap over, base units, five ring gas cooker, space for white goods, two uPVC double glazed windows, under stairs storage cupboard housing the gas combination boiler, wall mounted radiator, uPVC door giving access to the garden.

Conservatory: 10' 7" x 7' 10" (3.22m x 2.39m) Brick and uPVC build, double doors giving access to the garden.

Landing: 5' 3" x 6' 4" (1.60m x 1.93m) Loft access point, frosted uPVC double glazed window, wall mounted radiator.

Bedroom One: 12' 2" x 14' 1" (3.71m x 4.29m) Professionally fitted wardrobes and vanity unit, uPVC double glazed window, wall mounted radiator.

Bedroom Two: 11' 9" x 9' 4" (3.58m x 2.84m) Professionally fitted wardrobes, uPVC double glazed window, wall mounted radiator.

Separate Wc: 2' 4" x 30' 0" (0.71m x 9.14m) Frosted uPVC double glazed window, wc.

Family Bathroom: 6' 1" x 6' 1" (1.85m x 1.85m) Wash basin on a vanity unit, P shaped bath with T bar mixer shower, full aqua boarding, frosted uPVC double glazed window, wall mounted heated towel rail.

Outside: There is a driveway providing off road parking and to the rear is a split level garden with a patio area and an astroturf lawn.

Approx Floor Area: The overall approximate floor area is around approximately 68m2.

Tenure: Cardwells Estate Agents Bolton pre-market research shows that the property is of a Leasehold tenure, 999 years from 12 November 1937 and the annual ground rent is circa £20.00 per annum.

Council Tax: Cardwells Estate Agents Bolton pre-market research indicates that the property is council tax band B and the current cost is approximately £1,860.00 per annum payable to Bolton council.

Flood risk information: Cardwells Estate Agents Bolton pre-market research indicates that the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton pre market research indicates that 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

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