

**MARLWOOD ROAD, SMITHILLS, BL1 5QT**



- Extended semi detached home
- Freehold
- Four bedrooms
- Two bathrooms
- Stunning garden to the rear
- Driveway parking for multiple vehicles
- Close to many local amenities
- Popular schools nearby



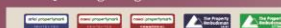
**£400,000**

**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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Located within a quiet cul-de-sac is this stunning four bedroom semi-detached family home. Marlwood Road is situated close to many local amenities within Doffcocker and Heaton. Commuting is catered for with a short drive to the M61 motorway network with the local primary schools, Markland Hill and Church Road Primary Schools both being extremely popular. This wonderful home is simply stunning inside and is ready to be moved into. Internally the property comprises an entrance hallway, living room with large bay window, modern open plan kitchen/dining room which opens up into the sitting room with superb views over the rear garden to the ground floor. The first floor has four good sized bedrooms and two family bathrooms. Externally there is a large block paved driveway at the front which leads to the garage with a stunning good sized rear garden with a stone patio area and a low maintenance artificial lawn with borders surrounding. This wonderful home simply must be viewed to be appreciated. For further information and to view contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.08 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Freehold.

**Council Tax:** Cardwells estate agents Bolton research shows the property is band D annual charges of £2,267

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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