

**BERNARD GROVE, BOLTON, BL1 3LE**



- Lovely extended three bed semi detached
- Consistently popular residential location
- Two reception rooms/extended kitchen
- Landing/3 beds/2 professionally fitted
- Well appointed three piece bathroom suite
- On street parking/low maintenance gdns
- Warmed by gas C.H/uPVC double glazed
- Perfect home for a growing family



**Offers in Excess of £220,000**

**BOLTON**

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

**BURY**

14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(1-20)		
G			
Not energy efficient - higher running costs			
England & Wales		72	78
EU Directive 2002/91/EC			
www.epc4u.com			



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any built floor areas), square and cubical contents are approximate. No details are guaranteed. They should be taken as a guide only. No person will be held liable for any errors, omissions or inaccuracies in this information. A survey may only be taken on an inspection. © Cardwells Estate Agents Ltd.

A much improved extended three bed semi detached property on the ever popular Bernard Grove in the consistently popular Smithills area. This is a wonderful opportunity to purchase the perfect home for a growing family and recent upgrades include new felting and slate repairs to both the main roof and kitchen, brand new double doors leading to the garden, floor tiling in the kitchen and a fire escape window in bedroom three. Briefly comprising: Lounge, dining room, extended kitchen, landing, three good bedrooms, two of which are fitted and a very well appointed three piece family bathroom suite. To the outside readily available on Street parking with a low maintenance front garden and there is an enclosed split level garden to the rear complete with timber storage shed. Warmed by gas central heating and uPVC double glazed throughout, a personal inspection comes with our highest recommendations to appreciate all on offer and this can easily be arranged by ringing Cardwells Estate Agents Bolton on 01204 381281 or via email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk).

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

Composite entrance door into.

**Lounge:** 15' 5" x 16' 0" (4.70m x 4.87m) Feature fireplace and surround with inset electric fire, uPVC double glazed bay window, wall mounted radiator, spindled staircase giving access to the landing.

**Dining room:** 9' 5" x 16' 0" (2.87m x 4.87m) uPVC double glazed window, wall mounted radiator.

**Dining kitchen:** 9' 10" x 14' 7" (2.99m x 4.44m) Professionally fitted extended kitchen comprising one and a half bowl stainless steel sink unit with mixer tap over, contrasting high gloss base and wall units, block wood worktops, oven, four ring gas hob with with extractor above, space for white goods, new tiled flooring, cupboard housing the gas combination boiler, uPVC double glazed window, wall mounted radiator, double uPVC doors giving access to the garden.

**Landing:** 7' 6" x 6' 4" (2.28m x 1.93m) Access to a fully insulated loft via a pull down ladder.

**Bedroom 1:** 13' 10" x 9' 5" (4.21m x 2.87m) Professionally fitted wardrobes, bridging cabinets and vanity unit, uPVC double glazed window, wall mounted radiator.

**Bedroom 2:** 9' 2" x 9' 5" (2.79m x 2.87m) uPVC double glazed window, professionally fitted wardrobes, bridging cabinets and vanity unit, wall mounted radiator, uPVC double glazed window.

**Bedroom 3:** 9' 4" x 6' 4" (2.84m x 1.93m) uPVC double glazed window, wall mounted radiator.

**Family bathroom:** 5' 10" x 6' 1" (1.78m x 1.85m) Very well appointed three piece suite comprising Wc, pedestal wash basin, P shaped bath with T bar mixer shower, full wall tiling, frosted uPVC double glazed window, wall mounted heated towel rail.

**Outside:** To the outside is readily available on street parking with a low maintenance flagged front garden and there is a split level enclosed garden to the rear complete with timber storage shed.

**Plot size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 86m<sup>2</sup>.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold - 990 years from May 1928.

**Council tax:** Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band B with Bolton Council at an approximate cost of around £1,860.00 per annum.

**Flood risk area:** 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:** Please contact Cardwells estate agents Bolton 01204 381281, [bolto@cardwells.co.uk](mailto:bolto@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Thinking of selling or letting in Bolton:** 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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 Estate Agents Bolton 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)

**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

