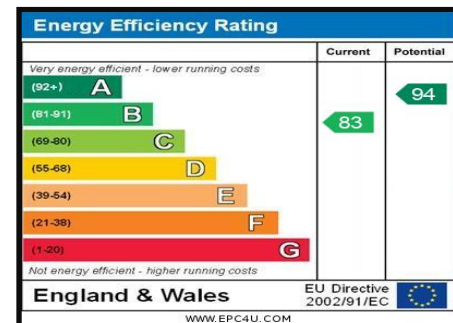
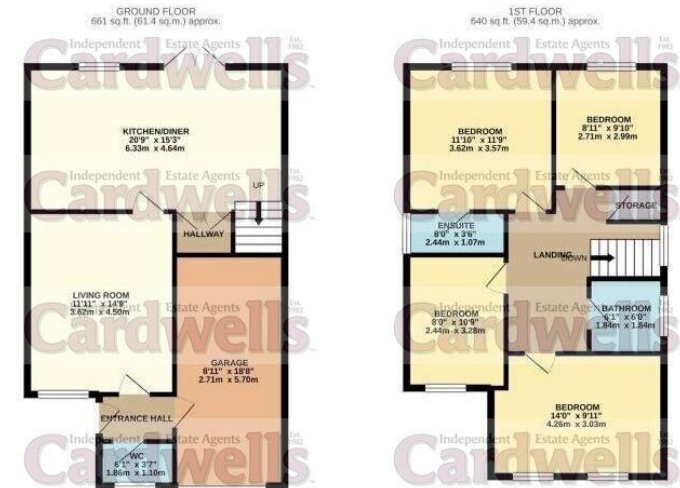




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**TEMPLE ROAD, SMITHILLS, BOLTON
BL1 8DX**



- Four bedroom modern detached
- Superbly presented family home
- Close to river & countryside
- Beautiful open plan kit / diner
- Lounge with feature fireplace
- Grnd Flr Guest WC, En suite shower rm
- Family bathroom. Gas CH, UPVCDH
- Integral garage & drive, lovely grdns



£1,900 PCM

BOLTON
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Incorporating: Wright Dickson & Catlow, WDC Estates



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A superbly appointed four bedroom, modern detached family home with integral garage, driveway parking, lovely enclosed Family friendly gardens and positioned in a wonderful location with an aspect towards the river which passes on the other side of the road. The location is superb being within an easy reach of Moss bank Park, Barrow Bridge and some beautiful local countryside whilst transport links, shops, restaurants and schools such as Smithills and Thornleigh are within walking distance. The accommodation extends to around 104 m²/ 1119 ft.² with a superb energy rating of B. The accommodation briefly comprises: reception hallway, ground floor guest WC, living room with feature fireplace, open plan kitchen/diner with bifold doors which open out onto the rear garden and integrated appliances, first floor landing, four good bedrooms one with an ensuite shower room and a white three-piece family bathroom suite. For parking there is an integral garage with an up and over electric vehicle access store and side-by-side Driveway parking options, there is a pretty front garden and a fully enclosed rear garden with generous patio and lawn areas. The property benefits from UPVC double glazing, gas central heating and all letters on offer can only be appreciated via a viewing. In the first instance there is a walk-through viewing video available to watch and then a personal viewing appointments can be arranged by calling: Cardwells Letting Agents Bolton on 01204 381281, emailing; lettings@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway 6' 3" x 4' 3" (1.896m x 1.302m)

Guest W/C 4' 9" x 5' 2" (1.446m x 1.582m) Two piece suite comprising: dual/WC & wash hand basin, UPVC window, radiator, ceramic floor tiling with built-in storage space.

Lounge 14' 6" x 11' 11" (4.422m x 3.637m) Beautiful feature fireplace with marble hearth and surround and inset electric fire, UPVC windows to the front and side, radiator, quality carpeting, neutral decorated walls and ceiling, spot lighting and stylish central light fitting.

Kitchen/Diner 21' 2" x 11' 11" (6.453m x 3.625m) An open plan kitchen diner with wonderful upvc bi folding doors on to the rear garden, fitted blinds. A wonderful professionally fitted kitchen / diner, an excellent range of matching: drawers, base and wall cabinets, integrated dishwasher, integrated fridge, integrated microwave, oven / grill and gas hob. Superb dining space, built in utility cupboard which could be ideal to house the washing machine and dryer, radiator. Stairs off to the first floor.

First floor landing 11' 5" x 6' 10" (3.490m x 2.085m) UPVC window to the side elevation over the stairs, quality carpeting, neutral decorations, built-in storage cupboard containing a hot water storage cylinder, radiator, spotlighting, loft access point.

Bedroom One 14' 7" x 11' 11" (4.434m x 3.638m) 2 UPVC windows to the front enjoying a lovely aspect towards the river and Woodland, radiator, neutral decorations, fitted wardrobes and storage space.

Bedroom Two 11' 11" x 11' 11" (3.637m x 3.624m) UPVC window overlooking garden, fitted blinds, radiator, neutral decorations.

Ensuite 8' 5" x 3' 10" (2.554m x 1.180m) A three-piece shower room suite comprising: dual flush WC, wash hand basin and shower enclosure, ceramic wall tiling, UPVC window, heater towel rail, ceramic floor tiling.

Bedroom Three 10' 4" x 8' 6" (3.150m x 2.585m) UPVC window to the front, fitted blinds, radiator, quality carpeting, neutral decorations.

Bedroom Four 10' 7" x 8' 11" (3.236m x 2.729m) UPVC window to the rear overlooking the back garden, radiator, quality carpeting, neutral decorations, mirrored wardrobes/storage space to one wall.

Bathroom 6' 9" x 6' 8" (2.059m x 2.037m) A white three-piece bathroom suite comprising: dual flush WC, wash hand basin with both handheld and overhead shower options complete with fitted glass shower screen, heated towel rail, spot lighting, extractor, UPVC window with fitted blinds, matching ceramic wall and floor tiling.

Garage 19' 7" x 8' 9" (5.972m x 2.666m) Electric vehicle access door, wall mounted ideal gas boiler, plaster and decorated walls, internal door into the hallway. The garage is served by a private Driveway offering further private off-road car parking..

Externally Front garden is neatly laid to lawn and sat behind a low-level hedge. Rear garden is fully enclosed and enjoys a sizable patio area and a generous area perhaps ideal for children to play.

Holding Deposit A holding deposit will be required to be paid to Cardwells Estate Agents, the holding deposit is 1 weeks rent = (monthly rent x 12 /52) terms and conditions apply.

Deposit Option A deposit of 5 weeks rent is payable and will be lodged via the Deposit Protection Scheme, more information can be found at www.depositprotection.com

No Deposit Option Find out how to rent this property deposit free with Reposit - <https://reposit.co.uk/> Tenants pay a one week non refundable service charge direct to Reposit subject to a minimum of £150.

Floor Area The overall approximate floor area extends to around 1,119 square feet / 104 square meters.

Plot Size Cardwells Letting Agents Bolton premarketing research indicates that the overall plot size is around 0.08 of an acre.

Tenure Cardwells Letting Agents Bolton pre marketing research indicates that the property is Freehold.

Bolton Council Tax Cardwells Letting Agents Bolton pre marketing research indicates that the property is located in the borough of Bolton and the Council tax band rating is E with an approximate annual cost of around £2,933.

Flood Risk Information Cardwells Letting Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a "very low" risk of flooding.

Conservation Area Cardwells Letting Agents Bolton pre marketing research shows that the property is within the Hill Top Conservation Area.

Viewings Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Letting Agents Bolton on 01204381281, emailing; lettings@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

Thinking of Selling or Buying?? 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

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

