



















Independent Estate Agents Est. 1982 Cardwells™

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SMETHURST LANE, BOLTON, BL3 3QJ



- Extended detached bungalow
- Three well proportioned bedrooms
- Spacious L-shaped lounge/diner
- Conservatory overlooking the garden
- Three piece family bathroom
- Large block paved driveway & garage
- Beautiful landscaped garden with patio areas
- Good access to local schools





Offers Over £310,000

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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.

This well-presented three-bedroom detached bungalow offers spacious and versatile accommodation, ideally suited to a range of buyers seeking single-level living in a desirable residential location. The property is welcomed by a generous entrance leading into a bright and expansive L-shaped open plan lounge and dining area, providing an excellent space for both relaxing and entertaining. The living area flows seamlessly into a charming conservatory, offering additional living space with pleasant views over the rear garden. The bungalow benefits from a spacious fitted kitchen, providing ample worktop and storage space, ideal for day-to-day family living. There are three well-proportioned bedrooms, all offering flexibility to accommodate family, guests, or home office requirements. Completing the internal accommodation is a modern three-piece family bathroom. A useful loft room, accessed via ladders, provides additional storage or potential for hobby space, further enhancing the practicality of the home. Externally, the property is equally impressive. To the front, a large block-paved driveway provides off-road parking for multiple vehicles and leads to a detached garage. To the rear, the home boasts a beautifully landscaped and well-maintained garden, featuring two separate patio seating areas, a neat lawn, and low-maintenance borders enhanced by mature trees, creating a tranquil outdoor setting.

The property is also conveniently placed for many local amenities, places of worship with well regarded schools nearby including St Bede Academy, Heathfield Primary School, Essa Primary and Essa Academy all within approximately half a mile. This attractive bungalow combines comfortable living space with excellent outdoor areas, making it a fantastic opportunity not to be missed. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway: Ceiling light point, coving to the ceiling, radiator.

Lounge area: 19' 11" x 12' 9" (6.06m x 3.89m) Ceiling light points, coving to the ceiling, double glazed windows to the side, feature fireplace and surround, radiator, double glazed door leading to the conservatory, open to the dining area.

Dining area: 10' 9" x 8' 11" (3.27m x 2.72m) Downlights, coving to the ceiling, radiator, double doors leading to the kitchen.

Conservatory: 11' 5" x 7' 1" (3.48m x 2.16m) Double glazed windows to the rear and the side, door to the side, radiator.

Kitchen: 13' 1" x 9' 10" (3.98m x 2.99m) Downlights, coving to the ceiling, dual aspect double glazed windows to the rear and the side, door to the side, range fitted wall and base units with integrated stainless steel sink with mixer up and drainer, extractor fan, gas hob, electric oven, space for a fridge freezer, washing machine, dryer, dishwasher, tiled splashback to the walls.

Bedroom 1: 13' 0" x 9' 3" (3.96m x 2.82m) Ceiling light point, coving to the ceiling, fitted wardrobes, double glazed window to the front, radiator.

Bedroom 2: 10' 5" x 7' 7" (3.17m x 2.32m) Ceiling light point, radiator, double glazed window to aside, loft access with pull down ladder leading to the loft room.

Loft room: 14' 0" x 6' 10" (4.26m x 2.08m) Downlights, radiator, double glazed skylight to the side.

Bedroom 3: 9' 3" x 8' 6" (2.83m x 2.58m) Ceiling light point, coping to the ceiling, fitted wardrobes, double glazed window to the front, radiator.

Bathroom: 7' 1" x 5' 5" (2.15m x 1.66m) Downlights, coving to ceiling, double glazed window to the side, wall mounted vertical ladder radiator, three-piece suite incorporating a WC, pedestal sink, panelled bath with shower above, extractor fan, tiled walls.

Garage: 15' 7" x 7' 11" (4.75m x 2.42m) Ceiling light points, gas and electric meters, up and over garage door to the front.

Outside: To the front of the property there is a block paved driveway with flower beds to one side providing parking for multiple vehicles, leading to the garage. To the rear of the property there's a beautiful stone patio area which leads to the garage and rear garden with an additional block paved patio in front of the conservatory. The rear garden is immaculately presented with a good sized manicured lawn with low maintenance borders with trees to the side.

Viewings: All viewings are by advance appointment please contact Cardwells estate agent Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is leasehold, 999 years from 21 March 1967

Council tax: Cardwells estate agents Bolton research indicates the property is band C £2133

Total area:

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates the property is not in a conservation area.

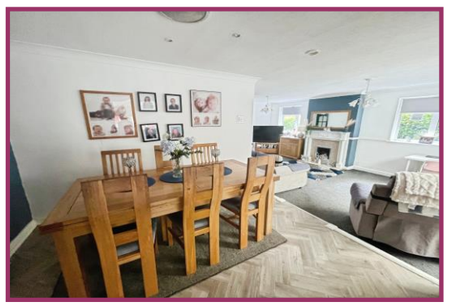
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