

THORNHILL CLOSE, HALLIWELL, BL1 8BU



- 3 bedroom property
- No upward chain involved
- Ideal 1st time home
- Close to Moss Bank park
- Halliwell & Smithills borders
- Lounge, kitchen dining room
- Garage to the rear
- Good local amenities



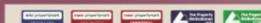
£180,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells are pleased to offer for sale this three bedroom house, tucked away just off Whowell Fold, at the top end of Halliwell Road. The property is situated on the Halliwell and Smithills border and has the advantage of no upward chain involved. The property would make an ideal first time home, or perhaps someone wishing to downsize? The area is well served with local shops, schools and transport links. Moss Bank and Smithills country park are within easy reach. The accommodation briefly comprises, UPVC double glazed entrance porch, hallway, lounge and a kitchen dining room. Upstairs there are three bedrooms and a bathroom. Outside there is an open plan garden to the front and to the rear, there is an enclosed garden with a single detached garage. The property also benefits from UPVC double glazing and gas central heating. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch: UPVC double glazed entrance porch with quarry tiled floor, door leading to:

Hallway: Radiator, enclosed staircase to the landing.

Lounge: 12' 7" x 13' 1" (3.83m x 3.98m) UPVC double glazed window to the front aspect, radiator below, feature marble fireplace incorporating an electric fire with a wooden mantle surround, built in under stairs storage cupboard, coving and rose to the ceiling, twin opening doors lead to:

Kitchen Dining Room: 9' 8" x 16' 5" (2.94m x 5.00m) The kitchen area has UPVC double glazed window and door to the rear garden aspect, fitted wall and base units with complementary work surfaces and tiled splashback, stainless steel sink unit with mixer tap, space for a cooker, extractor fan above, space for a washing machine and a fridge.

Dining Area: UPVC double glazed window to the rear aspect, radiator below, built in storage cupboard, coving to the ceiling.

Landing: Access to the loft, coving to the ceiling.

Bedroom One: 11' 3" x 9' 8" (3.43m x 2.94m) UPVC to glazed window to the front aspect, radiator below, built in double wardrobe, coving to the ceiling.

Bedroom Two: 9' 5" x 9' 6" (2.87m x 2.89m) UPVC double glazed window to the rear aspect, radiator below, built in double wardrobe, coving to the ceiling.

Bedroom Three: 8' 3" x 6' 6" (2.51m x 1.98m) UPVC double glazed window to the front aspect.

Bathroom: 6' 3" x 6' 7" (1.90m x 2.01m) UPVC double glazed window to the rear aspect, white suite comprising, enclosed bath with a shower above, close coupled WC, wash basin, tiling to the walls, radiator.

Outside: There is an open plan front garden with a laid to lawn area and a paved pathway. To the rear there is an enclosed garden which is mostly Indian stone paved, with plant beds aside. There is a single detached garage and gates give access to the garden.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.04 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 941 years remaining from 26/12/1967.

Council Tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1763

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 or visiting: 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 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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