



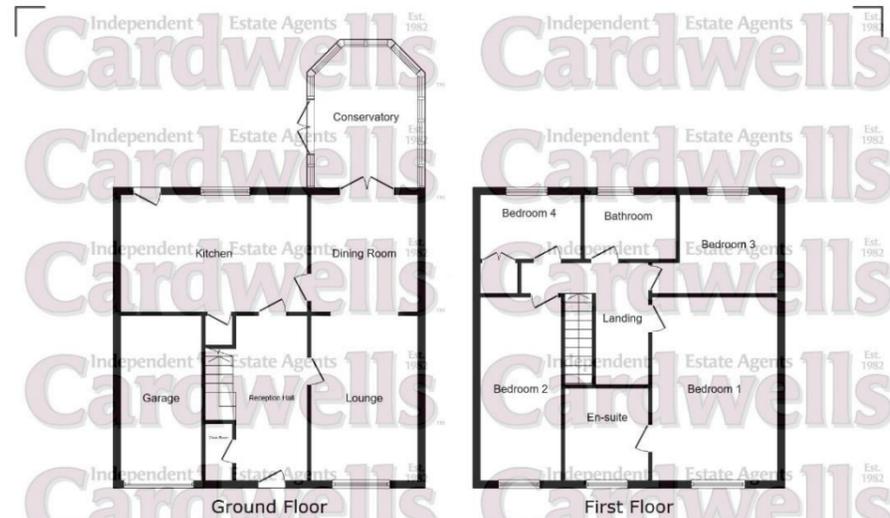
Independent Estate Agents Est. 1982  
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**OLDHAMS LANE, SMITHILLS, BL1 6PN**



- Stunning four bedroom mews property
- Reception hallway/cloaks WC/lounge
- Dining room/conservatory/beautiful kit
- Landing/four bedrooms/ensuite to master
- Exclusive private development
- Double block paved driveway
- Beautiful low maintenance rear garden
- Warmed by gas CH/upvc double glazed



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), coverings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. It is the buyer's responsibility to verify the accuracy of the information provided. Property Reference: 1822919

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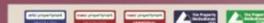
**£315,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents Bolton are delighted to offer to the market this beautiful four bedroom mews property on the exclusive private development of Oldhams Lane in Smithills. On the cusp of beautiful countryside yet within easy reach of fabulous amenities, transport links, outdoor pursuits, popular bars and restaurants with highly regarded local nurseries and schools all within the catchment area. Accommodation briefly comprising: Reception hallway, cloaks WC, lounge, dining room, conservatory, very well appointed professionally fitted kitchen with marble worktops, landing, four bedrooms with an en-suite to the master and a family bathroom. To the outside is double block paved driveway to the front giving access to a single garage. A large low maintenance garden which gives access to a very well maintained communal garden area to the rear of the property. A personal inspection comes with our highest recommend recommendations to appreciate all on offer on 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:**

**Reception Hallway:** 15' 7" x 6' 9" (4.75m x 2.06m) Composite entrance door into the hallway with wall mounted radiator, turning staircase to the landing.

**Cloaks WC:** 5' 10" x 2' 8" (1.78m x 0.81m) Two piece suite comprising WC, wash hand basin on a vanity unit, wall tiling to the majority, wall mounted radiator.

**Lounge:** 16' 7" x 11' 0" (5.05m x 3.35m) Feature fireplace and surround with inset gas fire, upvc double glazed window, wall mounted radiator.

**Dining Room:** 9' 8" x 8' 6" (2.94m x 2.59m) uPVC doors giving access to the conservatory, wall mounted radiator.

**Conservatory:** 15' 7" x 7' 8" (4.75m x 2.34m) Brick and UPVC build, wall mounted electric heater.

**Kitchen:** 9' 8" x 17' 2" (2.94m x 5.23m) Very well appointed professional and fitting kitchen comprising one and a half bowl sink unit with mixer tap over, high gloss base and wall units, wall mounted radiator, under stairs pantry storage, marble worktops, integrated fridge freezer, space for white goods, upvc double glazed window, cupboard housing the gas combination boiler, composite door giving access to the rear.

**Landing:** 6' 6" x 10' 4" (1.98m x 3.15m) Loft access point, built in airing cupboard.

**Bedroom One:** 16' 7" x 10' 1" (5.05m x 3.07m) Professionally fitted wardrobes, bridging cabinets and vanity unit, wall mounted radiator, UPVC double glazed window.

**En-Suite:** 5' 9" x 7' 11" (1.75m x 2.41m) Three piece suite comprising WC, wash hand basin on a vanity unit, walk in shower cubicle with mixer shower, frosted UPVC double glazed porthole window, wall mounted heated towel rail.

**Bedroom Two:** 17' 4" x 7' 8" (5.28m x 2.34m) Professionally fitted wardrobes and bridging cabinets, UPVC double glazed window, wall mounted radiator.

**Bedroom Three:** 9' 11" x 11' 4" (3.02m x 3.45m) uPVC double glazed window, wall mounted radiator.

**Bedroom Four:** 5' 10" x 10' 7" (1.78m x 3.22m) Built in wardrobe, upvc double glazed window, wall mounted radiator.

**Bathroom:** 5' 9" x 6' 3" (1.75m x 1.90m) Three piece suite comprising WC, pedestal wash hand basin, bath with mixer shower attachment, partial wall tiling, frosted UPVC double glazed window, wall mounted radiator.

**Management Charge:** There is a management company on the development and each resident pays £30 per calendar month. There is an annual meeting between the four property owners and they all have an input into the annual charge which covers gardening and upkeep of the communal areas.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold - 900 years from April 1999

**Council Tax:** Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band D with Bolton Council at an approximate cost of around £2,259.00 per annum.

**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). A walk through viewing video is available to watch in the first instance.

**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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