



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).

www.cardwells.co.uk

Independent Estate Agents

Cardwells

Since 1982

cardwells.co.uk



SMITH LANE – EGERTON – £375,000

Beautiful 4/3 bedroom detached family sized home with the vast majority of the accommodation on the ground floor level. Positioned in the heart of Bromley Cross village the wonderful amenities nearby are all within easy reach, these include: popular schools (Walmsley, Egley, St John's and Turton High School), Bromley Cross Railway Station which directly serves Manchester, Bolton and Blackburn, Popular restaurants and pubs (The Retreat, Spread Eagle, Thomas Egerton etc), sports clubs (Turton Golf Club, Egley Football, Cricket and Tennis Clubs, The Last Drop Gym and Pool) and of course the beautiful local countryside, and children's parks. The stunning home has been lovingly and thoughtfully improved throughout with accommodation briefly comprising: ground reception hallway, large living room with feature fireplace, open plan fitted kitchen/diner which opens into the lounge conservatory, utility room, three ground floor bedrooms and a stunning shower room. To the upper floor is the fourth bedroom and access to the very large loft storage space which has potential to be modified to create additional living space. The garage has been converted to create the third bedroom/office/studio, though there is private off road parking to the front and the rear gardens have been beautifully landscaped for all year round enjoyment and limited maintenance with a large Astroturf lawn and feature granite tiles to the patio areas. We understand the rear garden enjoys the majority of the days sunshine. There is uPVC double glazing, gas combination central heating, an alarm system and CCTV in place. In our opinion this is a rare opportunity to purchase a detached family sized home that is ready to move into yet still has potential for further development.

All that is on offer can only be appreciated in the first instance via the walk-through viewing video, following which an in person viewing can be arranged by colleague Cardwells estate agents Bolton on (01204) 381281, emailing bolton@cardwells.co.uk or visiting www.cardwells.co.uk

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281 E: bolton@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. C W Pearson.

LETTINGS & MANAGEMENT BURY

E: lettings@cardwells.co.uk

T: 01204 381 281

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215 E: bury@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception hallway: 13' 6" x 10' 10" (4.125m x 3.3m)
A grand and welcoming reception hallway with beautiful feature tiling, modern matching ceiling and wall lights, radiator.



Living room: 16' 10" x 12' 11" (5.121m x 3.931m)
Large uPVC window to the front with fitted blinds, feature fireplace with intricate detailing and inset gas fire, radiator, luxury carpet.



Open plan kitchen diner: 20' 7" x 9' 5" (6.277m x 2.873m)
Beautiful professionally fitted kitchen with an excellent range of matching; drawers, base and wall cabinets with matching freestanding unit with additional storage space and drawers with a natural stone work surface finish, fitted Neff oven/grill, four ring induction hob with extractor over, the glitter effect work surfaces extend into the breakfast bar, inset spot lighting, tall feature radiator, 3 uPVC windows and double uPVC doors that open into the conservatory, there is ample dining space.



Upper level:

Bedroom 4: 17' 8" x 9' 8" (5.377m x 2.936m)
uPVC window to the side through which far reaching views towards the Winter Hill can be enjoyed. The staircase opens into this room and the eaves storage space has been fitted out to accommodate bookshelves, storage space etc, the floor is carpeted, there is a tall feature radiator. Access to the loft storage space is via an entrance hatch door.



Loft storage space: 32' 6" x 9' 8" (9.894m x 2.938m)
Superb space with central head height of around 2.183 m. The loft space opens wider into the eaves, there is power and lighting, and a fitted filtration system. It is thought that this space may be suitable for further modification perhaps to create bedrooms/bathrooms. We are advised that there was in fact plans for the conversion of the loft space to create two bedrooms and a bathroom at some point previously. Planning permission and business regulations would of course be required should the exploitation and development of this space be important to a potential buyer.

Gardens:

The front garden is sat behind a low hedgerow mostly laid to golden gravel with a slab of granite pathway and bespoke timber bench with raised flower beds. We are advised that the property is approximately southerly facing and enjoyed the majority of the day sunshine. The rear garden is beautifully landscaped, fenced and not overlooked with three granite slab patio areas, well-stocked colourful borders and an Astroturf central lawn. There is a purpose-built garden timber outbuilding/shed, outside lighting. As can be seen from the photos the video the garden is a particularly attractive feature of the property.

Parking:

Private off-road driveway parking.

Price:

£375,000

Viewings:

All viewings are by advance appointment with Cardwells Estate Agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk 7 days a week.



Utility room: 9' 1" x 9' 6" (2.776m x 2.887m)

Fitted with stylish matching base and wall cabinets, scratch resistant Wren sink with mixer tap over, plumbed for washing machine, dishwasher and space for a driver, tall feature radiator, two uPVC double glazed windows to the side and the rear, door off to the staircase that leads up to bedroom four on the upper level.



Conservatory: 17' 10" x 10' 2" (5.423m x 3.097m)

uPVC windows and double uPVC doors which open onto the rear garden, ceramic floor tiling, electric heaters.



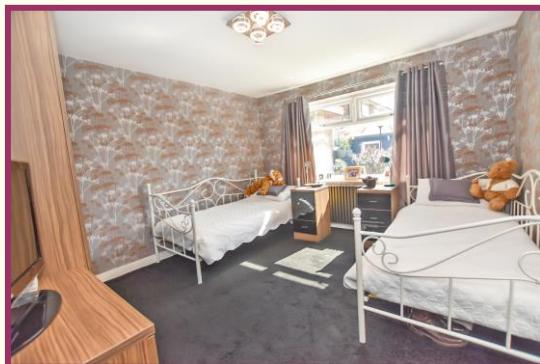
Bedroom 1: 15' 11" x 11' 10" (4.849m x 3.619m)

Professionally fitted high-quality wardrobes and matching bedside drawers, luxury carpet, feature wallpaper and stylish light fitting.



Bedroom 2: 12' 7" x 11' 10" (3.848m x 3.614m)

uPVC window which overlooks the rear garden, stylish radiator, modern light fitting.



Bedroom 3/office: 15' 5" x 8' 5" (4.694m x 2.578m)

uPVC window to the front, fitted wardrobes and storage space, one of which conceals the Vaillant gas combination central heating boiler, though there is no radiator in this room. This was previously the garage. The room may suit as a variety of uses and interpretations, currently it is a home studio.



Shower room: 9' 3" x 6' 11" (2.808m x 2.107m)

A stunning bespoke designed shower room with a magnificent imported Italian large tiles to the floor and the walls, tiled feature anthracite radiator, oversized glass shower enclosure with overhead and handheld showering features, beautiful shaped basin with drawers below, dual flush WC, fitted mirrored and illuminated wall cabinet, stylish light fittings, uPVC window to the rear.

