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LIMEFIELD ROAD, SMITHILLS, BL1 6LA



- Semi detached property
- 4 bedrooms
- Extended versatile accommodation
- Sought after cul de sac
- 2 reception rooms
- Kitchen breakfast room
- Delightful gardens, conservatory
- Farmland aspects to rear



£349,950

BOLTON

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Incorporating: Wright Dickson & Catlow. WDC Estates



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A deceptively spacious four bedroom semi detached house, situated in a desirable cul-de-sac, close to St Peters primary school, Smithills High School and lovely open countryside. The property has been thoughtfully extended providing versatile accommodation, with the fourth bedroom on the ground floor making this an ideal, potential self contained annexe. Viewing is highly recommended to fully appreciate this impressive home. [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), (01204) 381281 The accommodation briefly comprises; Vestibule, hallway, living room, separate dining room, kitchen breakfast room, double glazed conservatory, bedroom, utility room and a guest WC. Upstairs there are three good size bedrooms and a family bathroom with a modern suite. Outside there are delightful gardens to the front and rear. Front there is a block paid driveway and lawn garden with plant displays. To the rear there is a well-stocked mature garden with a laid to lawn area, a wooden decked patio and an array of tree plant and floral displays. The property also benefits from uPVC double glazing and gas central heating.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Vestibule:** uPVC leaded light double glazed doors and matching windows aside

**Entrance hall:** Radiator, two built-in storage cupboards, coving to the ceiling, staircase leading to the first floor landing.

**Living room:** 16' 2" x 10' 4" (4.92m x 3.15m) uPVC double glazed window front aspect, feature fireplace Incorporating a log burning stove mounted on a slate hearth with the tiled inner surround, radiator, coving to the ceiling, sliding doors leading through to

**Second reception room/dining room:** 14' 10" x 9' 9" (4.52m x 2.97m) uPVC double glazed sliding patio door rear garden aspect, radiator, coving to the ceiling.

**Open plan kitchen breakfast room:** 16' 10" x 18' 8" (5.13m x 5.69m) uPVC double glazed window rear garden aspect, range of wooden fronted kitchen wall and base units with complimentary working surfaces and tiled splashback's. Inset 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, space for a range cooker with a stainless steel extractor canopy above, Integrated dishwasher and fridge. Inset spotlights to the ceiling, further uPVC frosted double glazed window side aspect, radiator, Karndean flooring.

**Conservatory:** 12' 0" x 9' 7" (3.65m x 2.92m) The conservatory is of a brick base construction with the rest being uPVC double glazed. Twin opening doors leading out directly onto the rear garden, tiled floor, two radiators

**Utility room:** 6' 10" x 8' 2" (2.08m x 2.49m) Fitted wall units, work surface below space and plumbing for a washing machine space for a tumble dryer and a freezer, tiled floor, radiator, inset spotlights.

**Shower room/w.c:** uPVC frosted double glazed window side aspect, shower cubicle, wash basin, close couple WC, tiled floor, part tiling to the walls, heated towel rail, inset spotlights.

**Bedroom 4:** 14' 1" x 8' 2" (4.29m x 2.49m) 2 uPVC double glazed windows front and side aspects, fitted wardrobes, radiator.

**Landing:** uPVC frosted double glazed window side aspect, built-in airing cupboard, access to the loft which is floored with Velux window and lighting, doors leading to

**Bedroom 1:** 13' 3" x 10' 3" (4.04m x 3.12m) uPVC double glazed window with lovely views rear aspect. Range of fitted wardrobes with overhead storage cupboards and a matching dressing table unit, radiator.

**Bedroom 2:** 11' 0" x 10' 3" (3.35m x 3.12m) uPVC double glazed window front aspect fitted wardrobes, overhead storage cupboards, dressing table unit radiator.

**Bedroom 3:** 10' 0" x 8' 5" (3.05m x 2.56m) uPVC double glazed window rear aspect, fitted wardrobes with overhead storage cupboards and a matching dressing table unit, radiator.

**Bathroom:** 8' 4" x 7' 7" (2.54m x 2.31m) 2 uPVC frosted double glazed windows dual aspect, contemporary white suite comprising panel enclosed bath with mixer tap, shower cubicle, close couple WC incorporating a vanity unit with an inset wash basin and mixer tap, tiled floor, tiling to the walls, chrome plated towel rail, inset spotlights to the ceiling.

**Price:** £349,950

**Please note: all viewings are by appointment only through our BOLTON Office**

**Viewings:** All viewings are by advance appointment with Cardwells Estate Agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk) 7 days a week.

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