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WYTHBURN AVENUE, SMITHILLS, BL1 6BG



- Semi detached family home
- Three bedrooms
- Modern fitted kitchen and bathroom
- Driveway parking
- Good sized rear garden
- Close to amenities
- Gas central heating
- Double glazing



Offers in the Region Of £205,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates

BURY

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LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

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Offered for sale with no onward chain and located within the always popular area of Smithills is this good sized semi-detached family home, located close to many local amenities including Church Road Primary School and Moss Bank Park. Internally the accommodation comprises an entrance hallway, lounge, dining room and modern fitted kitchen to the ground floor with three bedrooms and family bathroom to the first floor. For further information please contact Cardwells Estate Agents Bolton on 01204381281 or visit cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway: Ceiling light point, radiator, laminate effect flooring.

Dining room: 11' 9" x 10' 2" (3.57m x 3.10m) Ceiling light point, radiator, laminate effect flooring, double glazed French doors to the garden.

Lounge: 11' 5" x 11' 2" (3.48m x 3.40m) Ceiling light point, double glazed window to the front, radiator.

Kitchen: 7' 8" x 6' 4" (2.34m x 1.93m) Down lights, double glazed window to the side, fitted wall and base units with granite effect work tops, integrated extractor fan, gas hub, electric oven, dishwasher, fridge/freezer, wine fridge, tiled floor and walls.

Landing: Ceiling light point, double glazed window to the side.

Bedroom 1: 11' 9" x 10' 5" (3.57m x 3.17m) Ceiling light point, radiator, double glazed window to the rear.

Bedroom 2: 11' 6" x 10' 4" (3.51m x 3.14m) Ceiling light point, double glazed window to the front, radiator.

Bedroom 3: 6' 6" x 6' 6" (1.98m x 1.97m) Ceiling light point, laminate effect flooring, double glazed window to the front, radiator.

Bathroom: 7' 11" x 6' 4" (2.42m x 1.93m) Down lights, dual aspect double glazed windows to the rear and the side, WC, pedestal sink, whirlpool bath, tiled floor and walls, radiator, loft access.

Externally: Driveway parking to the front with patio and lawned garden to the rear.

Tenure The premarketing research that Cardwells Estate Agents Bolton have completed shows that the property is leasehold, enjoying the remainder of the 999 years (less 10 days) from 1 August 1936, meaning that there are 912 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

Bolton Council Tax Rating The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is C rated which is at an approximate annual cost of £1,812.32 (at the time of writing).

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

Approximate plot size The property is set in a plot which extends to around 0.04 of an acre.

Conservation area Cardwells Estate Agents Bolton pre-marketing research indicates that the property is set not set within a conservation area.

Flood risk information Cardwells Estate Agents Bolton pre-marketing research indicates that the property is in a position which is regarded as having a "very low" risk of flooding.

Thinking of selling? If you are thinking of selling 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.

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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