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**Cardwells** Est. 1982

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**WOODSTOCK DRIVE, SMITHILLS, BL1 6AT**



- Bay fronted semi detached
- Popular and convenient location
- Modern open plan kitchen/dining room
- Many character features
- 3 bedrooms, guest WC
- Contemporary bathroom
- Woodland aspect, large driveway
- Close to good amenities



**£264,950**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells are pleased to offer for sale, this lovely bay fronted, three bedroom semi detached house, situated in a very popular and convenient location. Woodstock Drive is ideally placed, for good schools, local shops and transport links. The property is opposite leafy woodland with a large private driveway. Step inside and you will find open plan family accommodation , with a contemporary fitted kitchen & bathroom and many character features. To arrange a viewing please contact Cardwells estate agents Bolton (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk). The accommodation briefly comprises, Entrance hall, guest WC, lounge and an open plan kitchen dining room. Upstairs there are three bedrooms and a family bathroom with a modern suite. Outside, there is a small garden directly to the front with a large driveway opposite, and to the rear there is an enclosed low maintenance garden. The property also benefits from double glazing and gas central heating

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

uPVC double glazed front door leading to

**Entrance hall:** Radiator, staircase to the landing.

**Guest WC room:** Opaque glass block window, side aspect, close coupled WC, wash basin with mixer tap.

**Lounge:** 14' 2" x 13' 3" (4.31m x 4.04m) uPVC double glazed bay window, front aspect, original open fireplace, radiator, coving to the ceiling.

**Open plan kitchen/ dining room:** 20' 10" x 14' 5" (6.35m x 4.39m)

**Kitchen area:** uPVC double glazed French doors rear garden aspect, range of modern fitted wall and base units with complementary work surfaces and splashbacks , central island breakfast bar, incorporating a sink unit, base units and drawers, space for a washing machine, space for a range style cooker, extractor hood above, integrated microwave oven, built-in fridge freezer. Under floor heating

**Dining area:** 2 uPVC double glazed windows rear and side aspect, radiator.

**Landing:** uPVC frosted double glazed window side aspect, access to the loft, coving to the ceiling.

**Bedroom 1:** 13' 3" x 13' 1" (4.04m x 3.98m )uPVC double glazed window rear aspect, radiator below, original built in stove/fireplace.

**Bedroom 2:** 14' 7" x 13' 0" (4.44m x 3.96m) uPVC double glazed window front aspect, radiator below.

**Bedroom 3:** 9' 9" x 7' 5" (2.97m x 2.26m) uPVC double glazed window rear aspect , radiator below.

**Bathroom:** 6' 8" x 9' 10" (2.03m x 2.99m) uPVC frosted double glazed window front aspect, contemporary suite comprising, bath with mixer tap/shower attachment, wash basin with mixer tap inset to a vanity unit, close coupled WC, tiled shower cubicle, tiling to the floor and walls, radiator.

**Outside:** To the front there is a gated pathway with a small garden, with raised plant beds aside. A gate gives access along the side elevation. Opposite the property, there is a generous sized private driveway backing onto Woodland. The driveway provides ample parking for several vehicles and has its own separate title deed. The rear garden is enclosed with Indian stone paving, which continues along the side elevation. A gate gives access to a pathway to the rear.

**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)

**Tenure:** Cardwells estate agents Bolton research indicates the property is a Leasehold property 999 years from 4 April 1912..

**Council tax:** Cardwells estate agents Bolton research indicates the property is band C £2015

**Flood risk information:** Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

**Conservation area:** Cardwells estate agents Bolton research indicates the property is not in a conservation area.

**Thinking of selling or letting in Bolton:** 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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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