



Independent Estate Agents
Cardwells Est. 1982

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BERNARD GROVE, SMITHILLS, BL1 3LE



- Three bed bay fronted extended semi det
- Reception hallway/bay fronted lounge
- Dining room/extended fitted kitchen
- Landing/three bedrooms/fitted master
- Three piece family bathroom suite
- Driveway parking for numerous cars
- Low maintenance gardens/storage garage
- Fabulous location/excellence amenities



£180,000

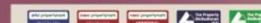
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered to the market with no upward chain and vacant possession is this extended three bedroom semi detached family home on Bernard Grove in the sought after area of Smithills. On the cusp of beautiful countryside yet within the catchment area for highly regarded local schools, an array of amenities and excellent transport links all within close proximity. Briefly comprising: Reception hallway, bay fronted lounge, dining room, extended kitchen, landing, three good bedrooms with a fitted master and a family bathroom suite. Warmed by gas central heating and uPVC double glazed to the majority. To the outside is a driveway parking for numerous cars with a mature front garden and there is an enclosed garden to the rear complete with a storage garage. 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception Hallway: 13' 7" x 5' 5" (4.14m x 1.65m) Timber entrance door into the hallway with frosted timber glazed window, spindled staircase to the landing, wall mounted radiator.

Lounge: 15' 2" x 10' 7" (4.62m x 3.22m) Feature fireplace and surround with inset gas fire, uPVC double glazed bay window, two wall mounted radiators.

Dining Room: 9' 5" x 16' 3" (2.87m x 4.95m) Feature fireplace and surround with inset gas fire, uPVC double glazed window, wall mounted radiator.

Kitchen: 8' 8" x 6' 9" (2.64m x 2.06m) Extended kitchen comprising stainless steel sink unit, base and wall units, space for white goods, uPVC double glazed window, wall mounted radiator, timber door giving access to the rear.

Landing: 7' 0" x 6' 2" (2.13m x 1.88m) Loft access point.

Bedroom One: 13' 7" x 10' 0" (4.14m x 3.05m) Professionally fitted wardrobes, uPVC double glazed window, wall mounted radiator.

Bedroom Two: 9' 6" x 10' 0" (2.89m x 3.05m) uPVC double glazed window, wall mounted radiator.

Bedroom Three: 9' 4" x 6' 2" (2.84m x 1.88m) uPVC double glazed window, wall mounted radiator.

Bathroom: 6' 6" x 6' 2" (1.98m x 1.88m) Three piece suite comprising WC, pedestal wash basin, built in vanity storage, bath with mixer shower and fitted glass screen, full wall tiling, frosted uPVC double glazed window, wall mounted radiator.

Outside: To the outside is driveway parking with a mature front garden and there is an enclosed garden to the rear complete with timber storage garage.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold - 999 years from May 1929 and we are advised that the ground rent is circa £2.50 per annum.

Council Tax: Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band B with Bolton Council at an approximate cost of around £1763.00 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 or visiting: 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 or visit: 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 or visiting: www.Cardwells.co.uk

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