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**SOMERVILLE SQUARE, SMITHILLS, BL1 3LW**



- Ideal for a young couple/ first time buyer
- Beautifully presented throughout
- Two double bedrooms and storage room
- Front garden and tiered garden to the rear
- Quiet location
- Lounge and dining room
- Fitted kitchen and bathroom
- Terraced property



**£150,000**

**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: bolton@cardwells.co.uk

**BURY**  
 14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: bury@cardwells.co.uk

**LETTINGS & MANAGEMENT**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: lettings@cardwells.co.uk

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**Cardwells**  
 Est. 1982

Incorporating: Wright Dickson & Catlow, WDC Estates



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Located within the ever popular area of Smithills, is this beautiful, garden fronted mid terraced property which overlooks a well kept green to the front. Internally the property has superb and good sized accommodation throughout including an entrance hallway, lounge, dining room and kitchen to the ground floor with two double bedrooms, a box/storage room and a family bathroom to the first floor. This property is situated within a quiet location, but not far away from commuter routes and amenities. For further information please contact Cardwells estate agents Bolton 01204381281 [cardwells.co.uk](http://cardwells.co.uk)

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

**Entrance hall:** Ceiling light point, tiled floor, alarm point, meter cupboard.

**Lounge:** 17' 5" x 10' 10" (5.3m x 3.3m) Ceiling light point, dual aspect double glazed window to the front and the rear, parquet flooring, radiator, plantation blinds, multi fuel burner stove.

**Kitchen:** 12' 2" x 8' 6" (3.7m x 2.6m) Downlights, under stairs storage, double glazed window over looking the garden to the rear, tiled flooring, fitted wall and base units with space for a gas cooker, washing machine and fridge freezer, stainless steel sink with drainer, tiled floor with splashback to the walls, archway to the dining room.

**Dining room:** 8' 6" x 7' 3" (2.6m x 2.2m) Downlights, double glazed window to the front, laminate effect flooring

**Landing:** Ceiling light point, double glazed window to the rear overlooking the garden, window seat with storage.

**Bedroom 1:** 11' 6" x 11' 2" (3.5m x 3.4m) Ceiling light point, double glazed window to the front, laminate effect flooring, radiator.

**Bedroom 2:** 11' 6" x 10' 6" (3.5m x 3.2m) Ceiling light point, laminate effect flooring, double glazed window to the front, radiator.

**Box room:** 5' 7" x 4' 7" (1.7m x 1.4m) Ceiling light point, double glazed window to the rear

**Bathroom:** 7' 3" x 5' 7" (2.2m x 1.7m) Downlights, extractor fan, double glazed window to the rear, built in vanity unit housing the Wc and sink, bath with shower over, heated towel rail, tiled floor and walls.

**Externally:** Well stocked and mature garden with Indian stone pathway to the front and a tiered garden to the rear with an Indian stone patio area, raised beds and a shed at the rear of the garden.

**Viewings:** All viewings are by 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 shows the property is Leasehold, 999 years from 11 May 1979, £3 per annum ground rent

**Council tax band:** Cardwells Estate Agents Bolton research shows the property is in band A, annual charges for 2023/2024 £1359.24

**Flood risk information:** Cardwells Estate Agent 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.

**Thinking of selling:** 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](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.

**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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