



BARCROFT ROAD, SMITHILLS, BL1 6JA



- Semi detached family home
- Three bedrooms
- Recently modernised kitchen
- Two reception rooms
- Boiler fitted within last three years
- Low maintenance gardens
- Driveway parking
- Viewing recommended



Offers in Excess of £220,000

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Located within the always popular area of Smithills is this beautifully presented semi detached family home, situated within a short drive of Moss Bank Park and Smithills Farm. The property is perfect for a young couple or first time buyer being close to many amenities. Internally the property has two good size reception rooms with the dining room having a bay window and the lounge with a wood burner and French doors leading to the covered decking area outside. The kitchen has recently been modernised and has a range of fitted wall and base units with integrated gas hob, electric oven, dishwasher and space for a washing machine and a fridge/freezer. To the first floor there are three good sized bedrooms, two of which are large double rooms, single bedroom and a bathroom with a three piece suite. Externally there is a flagged driveway with low maintenance artificial lawn and electric car charger and at the rear of the property there is a covered decking area with steps leading down to a flagged patio area with artificial lawn, shed and bar, both of which have electrics. For any further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204 381281 email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: Radiator, staircase leading to the landing, coving to the ceiling.

Lounge: 12' 5" x 11' 7" (3.79m x 3.52m) uPVC double glazed French doors with matching windows aside, rear garden aspect, feature fireplace, incorporating a multi fuel stove mounted on a slate hearth, radiator coving, and rose to the ceiling, twin opening doors lead to

Dining room: 11' 7" x 10' 2" (3.54m x 3.09m) uPVC double glazed bay window, front aspect, radiator, coving to the ceiling.

Kitchen: 11' 6" x 5' 5" (3.51m x 1.66m) uPVC double glazed window and door side aspect, contemporary fitted kitchen, comprising of, fitted wall and base units with complementary work surfaces and splashback, built in oven and grill, inset four ring gas hob, with an extractor hood above, sink unit with mixer tap, space for a fridge freezer, built in under stairs, storage cupboard, radiator, inset spotlights to the ceiling.

Landing: uPVC frosted double glazed windows, side aspect, doors lead to

Bedroom 1: 11' 8" x 11' 5" (3.56m x 3.49m) uPVC, double glazed window front aspect, two built in double wardrobes with overhead storage cupboards, radiator.

Bedroom 2: 11' 8" x 11' 5" (3.56m x 3.48m) uPVC double glazed window, rear aspect, two built in double wardrobes with overhead storage cupboards, access to the loft, radiator.

Bedroom 3: 8' 8" x 5' 7" (2.63m x 1.71m) uPVC double glazed window, front aspect, radiator.

Bathroom: 7' 6" x 5' 7" (2.28m x 1.69m) uPVC frosted double glazed window, rear aspect, modern white suite, comprising, enclosed bath with mixer tap, shower above, close coupled WC, wash basin, with mixer tap, tiled floor, tiling to the walls, chrome plated towel rail, inset spotlights to the ceiling.

Externally: To the front of the property there is a flagged driveway with low maintenance artificial lawn and electric car charger. To the rear of the property there is a covered decking area with steps leading down to a flagged patio area with artificial lawn, shed and bar, both of which have electrics.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold, 990 years from 12 November 1927 a ground rent of £4 per annum.

Council tax: Cardwells estate agents Bolton research shows the property is band C annual charge of £1742

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