



KNOWSLEY ROAD, SMITHILLS, BL1 6HN



- Very well presented 3 bed semi detached
- Reception hallway/cloaks WC
- Bay fronted lounge/dining kitchen
- Landing/3 good bedrooms/2 fitted
- Very well appointed bathroom suite
- Driveway/gardens to three sides
- PP granted for a 2 storey side extension
- Warmed by gas ch/upvc double glazed



Offers in the Region Of £269,950

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

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



Cardwells Estate Agents Bolton offer to the market this very well presented three bed semi detached property on Knowsley Road in Smithills. Situated on the cusp of beautiful countryside yet within the catchment area for the highly regarded local nurseries, schools, excellent amenities, popular bars and restaurants with excellent transport links all within a short commute. The property also comes complete with planning permission granted for a full height extension to the side. Briefly comprising: Composite entrance door, reception hallway, cloaks WC, bay fronted lounge, dining kitchen with utility storage, landing, three bedrooms, two of which are fitted and a very well appointed three piece family bathroom suite. To the outside is driveway parking and there are very well maintained gardens to all three sides. Viewings come with our recommendations and can easily be arranged by ringing Cardwells Estate Agents Bolton on 01204381281 or via email bolton@cardwells.co.uk. Please watch the online walk through video prior to booking your personal inspection.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway: 13' 9" x 5' 6" (4.19m x 1.68m) Turning staircase to the landing, under stair storage cupboard, wall mounted radiator.

Cloakroom/wc: 4' 1" x 2' 4" (1.24m x 0.71m) Japanese style wash hand basin on a vanity unit, frosted UPVC double glazed window.

Lounge: 25' 3" x 11' 8" (7.69m x 3.55m) uPVC double glazed bay window, two wall mounted radiators, double timber and glass doors giving access to:

Dining Kitchen: 9' 9" x 16' 7" (2.97m x 5.05m) Well appointed professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, contrasting roll edge worktops, space for white goods, cupboard housing the gas combination boiler, oven, four electric hob with extractor above, two uPVC double glazed windows.

Utility: 4' 0" x 6' 2" (1.22m x 1.88m) Base and wall units, contrasting roll edge worktops, composite stable door giving access to the gardens.

Landing: 6' 3" x 5' 6" (1.90m x 1.68m) uPVC double glazed window, loft access point.

Bedroom One: 11' 4" x 10' 8" (3.45m x 3.25m) Professionally fitted wardrobes and vanity unit, UPVC double glazed bay window, wall mounted radiator.

Bedroom Two: 11' 5" x 10' 8" (3.48m x 3.25m) Professionally fitted wardrobes and vanity unit, UPVC double glazed window, wall mounted radiator.

Bedroom Three: 8' 5" x 5' 7" (2.56m x 1.70m) uPVC double glazed window, wall mounted radiator.

Bathroom: 7' 7" x 5' 6" (2.31m x 1.68m) Three piece suite comprising WC, wash hand basin on a vanity unit, P shaped bath with T bar mixer shower, frosted UPVC double glazed window, wall mounted heated towel rail.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold - 999 years from December 1929.

Council Tax: Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band C with Bolton Council at an approximate cost of around £2,008.00 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

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

