

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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**BERNARD GROVE, BOLTON, BL1 3LE**



- Three bedrooms all with fitted wardrobes
- Recently fitted kitchen and bathroom
- Spacious low maintenance garden
- Driveway and garage parking
- Beautifully presented throughout
- Family home
- Close to schools and amenities
- Good commuter routes



**Offers in the Region Of £230,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**

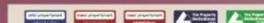
14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Beautifully presented family home located within Smithills, Bolton. Over the last few years the property has been modernised throughout to provide a stunning home. The property is located close to many local amenities, schools and is within easy access of commuter routes. Internally the property comprises a double glazed porch leading to an entrance hallway, lounge with bay window and a stunning fitted kitchen, full of integrated appliances and a large breakfast bar to the ground floor with three bedrooms, all of which have fitted wardrobes and a modern three piece family bathroom comprises a wc, wash hand basin and large shower cubicle. Externally there is gated access to a low maintenance garden and double gates which lead to driveway parking at the front which leads down the side of the property. To the rear of the property there is a large decking area, with inset lighting, stepping down to Indian stone flagged patio area and a door leading to the garage. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

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**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Porch:** Double glazed with tiled flooring and door leading into the entrance hallway.

**Entrance Hallway:** Ceiling light point. Laminate effect flooring, radiator, understairs storage.

**Lounge:** 13' 4" x 10' 0" (4.06m x 3.06m) Double glazed bay window to the front, radiator, laminate effect flooring.

**Kitchen/diner:** 15' 8" x 9' 3" (4.77m x 2.83m) Downlights, wall mounted vertical anthracite radiator, porcelain tiled floor, double glazed windows to the rear, double glazed French doors to the rear, range of fitted wall and base units with complimentary worktops and breakfast bar to seat upto six people, integrated extractor fan, five ring gas hob, double electric oven, microwave, fridge/freezer, dishwasher washing machine, sink with mixer tap and drainer, tiled splashback to the walls.

**Landing:** Downlights, double glazed window to side, loft access.

**Bedroom 1:** 13' 5" x 9' 5" (4.08m x 2.88m) Ceiling light point, radiator, double glazed window to the front, fitted wardrobes and drawers with inset lighting.

**Bedroom 2:** 9' 6" x 9' 5" (2.90m x 2.88m) Radiator, double glazed window to the rear, ceiling light point, fitted wardrobes and dressing unit.

**Bedroom 3:** 8' 11" x 6' 1" (2.73m x 1.86m) Downlights, radiator, double glazed window to the front, fitted wardrobes.

**Bathroom:** 6' 2" x 6' 0" (1.87m x 1.83m) Downlights, double glazed window to the rear, extractor fan, wall mounted ladder radiator, three-piece suite incorporating a vanity unit with wash hand basin and WC, walk-in shower cubicle, tiled walls.

**Externally:** At the front of the property there is gated access to a low maintenance garden and double gates which lead to driveway parking at the side of the property. To the rear of the property there is a large decking area, with inset lighting, stepping down to Indian stone flagged patio area and a door leading to the garage.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.05 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 990 years from 12 May 1928

**Council Tax:** Cardwells estate agents Bolton research shows the property is band B annual charges of £1670.

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

**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).

