



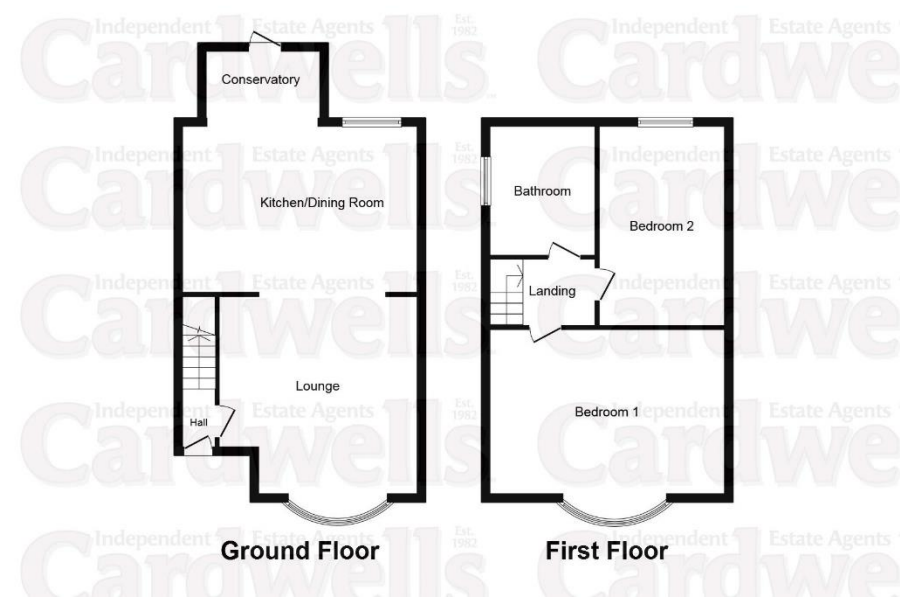
Independent Estate Agents  
**Cardwells** Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**HIGHFIELD ROAD, BOLTON, BL1 6EL**



- Fabulous bay fronted 2 bed semi detached
- Hall/lounge/lovely dining kitchen
- Conservatory/landing/two double bedrooms
- Three piece family bathroom suite
- Double driveway parking/lovely rear garden
- Close to fantastic local nurseries and schools
- Warmed by gas CH/uPVC double glazed
- Ideal family home/first time purchase



**Offers in the Region Of £195,000**

**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

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Incorporating: Wright Dickson & Catlow, WDC Estates

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A much improved, lovingly cared for family home available now via Cardwells Estate Agents Bolton. Tucked away off Ivy Road on a very pleasant street in the heart of Smithills and as such being in close proximity to the areas highly regarded local nurseries, schools, excellent amenities, bars and restaurants, country pursuits and fantastic transport links. Warmed by gas central heating and uPVC double glazed throughout, a personal inspection comes with our highest recommendations to appreciate all on offer. Briefly comprising: Composite entrance door, hall with enclosed staircase to the landing, bay fronted lounge with feature fireplace and surround, a very well appointed dining kitchen, conservatory, landing, two double bedrooms, the master being fitted and a three piece family bathroom suite. To the outside is double driveway parking to the front and a very well maintained enclosed rear garden with patio area and timber storage shed. Viewings can easily be arranged by ringing Cardwells Estate Agents Bolton on 01204 381281 or via email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk).

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

Composite entrance door into.

**Hall:** 4' 3" x 3' 7" (1.29m x 1.09m) Frosted skylight, enclosed staircase to the first floor landing.

**Lounge:** 15' 8" x 11' 9" (4.77m x 3.58m) Feature fireplace and surround with inset electric fire, uPVC double glazed bay window, wall mounted radiator.

**Dining kitchen:** 8' 7" x 16' 1" (2.61m x 4.90m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, seven ring range master style cooker with extractor above, space for white goods, integrated fridge freezer, block wood worktops, useful under stairs storage cupboard, wall mounted radiator, uPVC double glazed window.

**Conservatory:** 5' 11" x 8' 2" (1.80m x 2.49m) uPVC door giving access to the rear garden.

**Landing:** 2' 11" x 6' 1" (0.89m x 1.85m) Fitted carpets, loft access point.

**Bedroom 1:** 12' 1" x 13' 3" (3.68m x 4.04m) Fitted furniture, uPVC double glazed window, wall mounted radiator.

**Bedroom 2:** 10' 0" x 10' 3" (3.05m x 3.12m) uPVC double glazed window, wall mounted radiator.

**Bathroom:** 8' 0" x 5' 10" (2.44m x 1.78m) Three piece suite comprising WC, pedestal wash basin, bath with mixer shower, full wall tiling, frosted uPVC double glazed window, wall mounted heated towel rail.

**Outside:** Outside offers double driveway parking to the front and a very well maintained enclosed rear garden with patio area and timber storage shed.

**Council tax:** Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band B and the current cost is £1585.81 per annum payable to Bolton council.

**Plot size:** Cardwells Estate Agents Bolton pre market research indicates that the plot size is approximately 0.05 of an acre.

**Flood risk information:** Cardwells Estate Agents Bolton pre market research indicates that the property is in a very low flood risk area

**Tenure:** Cardwell Estate Agents Bolton pre market research indicates that the property is of a leasehold tenure and the lease is 5000 from 1930.

**Conservation area:** Cardwells Estate Agents Bolton pre market research advises that the property is not in a conservation area

**Viewings:** All viewings are by advance 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)

**Thinking of selling:** If you are thinking of selling 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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