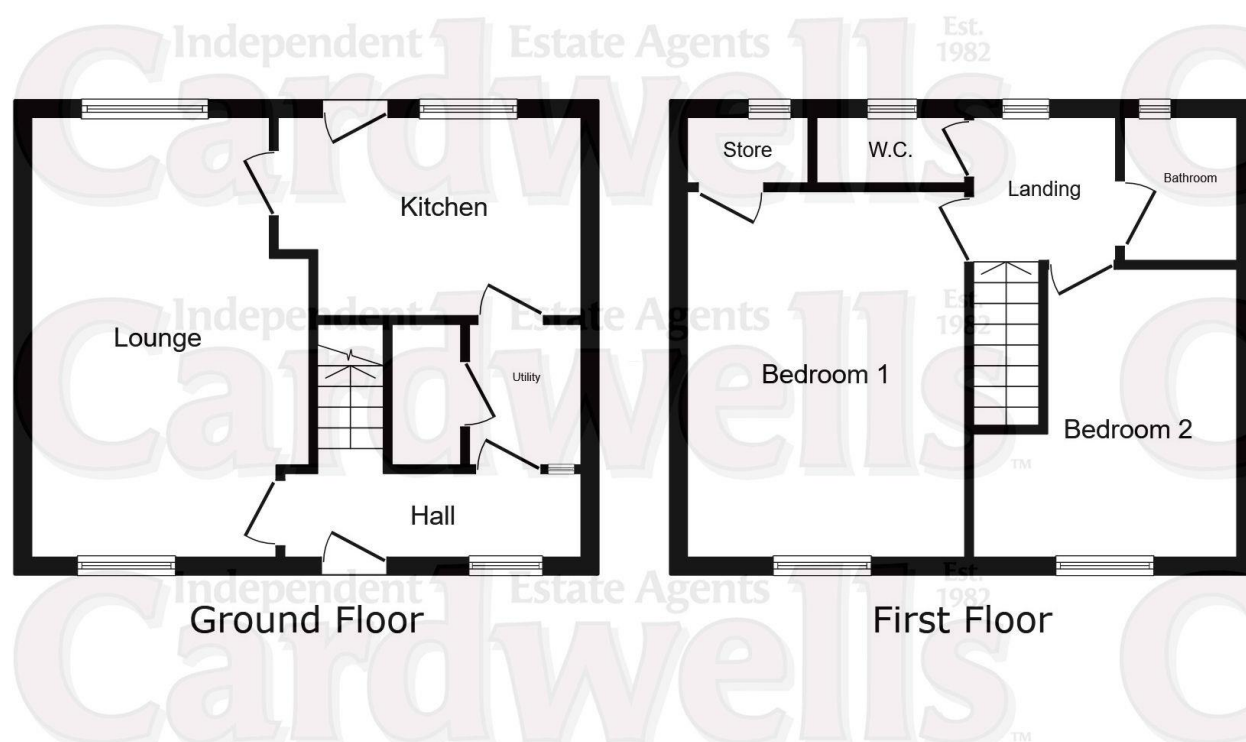
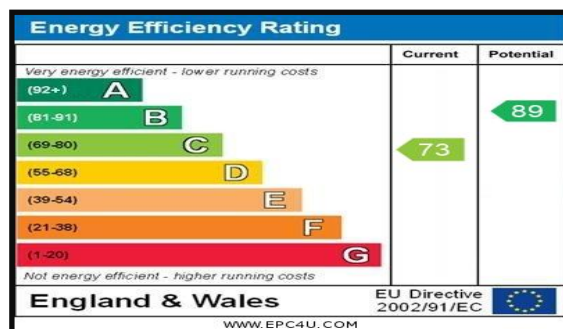




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SOMERVILLE SQUARE, SMITHILLS, BL1 3LW



- Ideal for a young couple/first time buyer
- Quiet location
- Garden fronted
- Overlooking a green to the front
- Two double bedrooms
- Low maintenance garden
- Lounge
- Kitchen/diner



£135,000

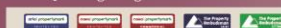
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Offered for sale with No Onward Chain and located within the ever popular area of Smithills is this well maintained garden fronted mid terraced property which overlooks a well kept green to the front. Internally the accommodation comprises an entrance hallway, lounge, kitchen and utility to the ground floor with two double bedrooms, bathroom and wc to the first floor. Externally there is a well kept front garden with steps leading to the front door. To the rear of the property there is a flagged patio area with steps leading to a low maintenance gravelled garden with flower beds surrounding and a gate leading to the rear. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: Ceiling light point, stairs to the first floor.

Lounge: 17' 4" x 10' 11" (5.29m x 3.33m) Ceiling light point, dual aspect double glazed windows to the front and the rear, gas fire, radiators.

Kitchen: 12' 1" x 7' 11" (3.68m x 2.41m) Ceiling light point, double glazed window to the rear, double glazed door to the rear, under stairs storage, radiator, range of fitted wall and base units with extractor fan, space for an electric oven, one and a half stainless steel sink with mixer tap and drainer, tiled floor with splashback to the walls.

Utility: 5' 7" x 4' 6" (1.71m x 1.36m) Ceiling light point, space for a fridge freezer and dryer, tiled floor, storage cupboard, door leading to the front.

Landing: Ceiling light point, double glazed window to the rear, storage covered, radiator.

Bedroom 1: 14' 7" x 11' 1" (4.44m x 3.37m) Ceiling light point, radiator, double glazed window overlooking the green to the front, storage cupboard with double glazed window to the rear.

Bedroom 2: 11' 6" x 10' 6" (3.50m x 3.20m) Ceiling light point, double glazed window overlooking the green to the front, radiator.

Bathroom: 5' 6" x 4' 6" (1.68m x 1.37m) Ceiling light point, double glaze windows to the rear, pedestal sink, panel bath with mixer tap and electric shower, radiator, tiled walls.

W.C: 5' 0" x 2' 6" (1.52m x 0.76m) Ceiling light point, wc, double glazed window to the rear.

Externally: To the front of the property there is a well kept front garden with steps leading to the front door. To the rear of the property there is a flagged patio area with steps leading to a low maintenance gravelled garden with flower beds surrounding and a gate leading to the rear.

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 Freehold.

Council tax: Cardwells estate agents Bolton research shows the property is band A annual charges approximately £1432

Flood risk information: Cardwells estate agents Bolton research shows the property is not in a flood risk area.

Conservation area: Cardwells estate agents Bolton research shows the property is not in a conservation area.

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

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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

