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Incorporating: Wright Dickson & Catlow, WDC Estates

TRAWDEN AVENUE, SMITHILLS, BOLTON, BL1 6JD



- 4 bedroom bayed semi
- Cul de sac, garage at rear
- Spacious, vacant and well presented
- Hall, cloaks w/c, lounge & patio doors
- D/room, fitted kitchen & appliances
- Tiled bathroom, bath & shower cubicle
- Enclosed lawned rear grdn
- Gas combi c/h, UPVC d/g



£149,995

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Four bedroom (extended) bay window semi in cul de sac with a garage set in the rear garden. Spacious and well presented, has gas combi central heating and UPVC double glazed windows, is vacant and priced to sell by our motivated vendors. All viewers are certain to be impressed. The property comprises porch, hallway, bayed dining room, extended lounge with patio doors to fenced lawned garden. Extended fitted kitchen, oven hob and appliances. Landing, loft access to boarded and lit loft, four bedrooms, numbers 1, 2 and 4 having fitted furniture, number 4 has flexibility to be used as a study but designed for the desk/table to support a mattress etc. Family bathroom with bath and shower cubicle. A splendid family home, ready to view, call Cardwells Estate Agents 7 days a week on 01204 381 281.

Directions BL1 6JD

Porch 4' 6" x 5' 4" (1.36m x 1.63m)

Hall 18' 4" x 5' 8" (5.58m x 1.72m) Cloaks cupboard with Viessman gas combi central heating boiler, traditional hall with stairs off, under stairs storage cupboard, radiator.

Cloaks W/C 5' 9" x 2' 2" (1.74m x 0.65m) White w/c, wash basin, heated towel rail. UPVC double glazed window.

Lounge 16' 4" x 11' 0" (4.98m x 3.36m) At maximum points. Wall mounted inset gas/coal flame fire, UPVC double glazed patio doors, centre & wall lights, 2 radiators.

Dining Room 13' 6" x 10' 11" (4.12m x 3.34m) Into Angular bay with UPVC double glazed window, 2 radiators, centre & wall lights, twin arch doorways to lounge & hall.

Kitchen 14' 8" x 18' 6" (4.46m x 5.64m) Widest points & 3.47m at narrowest point. Professionally fitted range of medium oak cabinets, inset 1 1/2 bowl stainless steel sink top, base cupboards, drawers & ample worktop space, 2 larder cupboards & 1 slide out larder cupboard. Matching range of wall cupboards, built in oven/grill & extractor hood (ducted). Integrated fridge & freezer, plumbed for automatic washing machine and dishwasher, partial wall tiling, space for drier, 2 UPVC double glazed windows & rear entrance door, radiator, spotlights to ceiling.

Landing L Shaped, UPVC double glazed window, fold away ladder to boarded loft with power & light.

Bedroom One 11' 11" x 10' 8" (3.64m x 3.24m) Professionally fitted furniture with feature lighting, 2 double wardrobes, over head cupboards, drawers & shelves, UPVC double glazed window, radiator.

Bedroom Two 15' 8" x 8' 6" (4.78m x 2.6m) Professionally fitted furniture 3 double wardrobes, UPVC double glazed window, radiator.

Bedroom Three 7' 8" x 11' 5" (2.33m x 3.47m) UPVC double glazed window, radiator, spotlights to ceiling.

Bedroom Four 8' 7" x 6' 2" (2.62m x 1.87m) At maximum points, fitted desk & drawers, (bed base), top cupboards, UPVC double glazed window, radiator.

Bathroom 8' 1" x 7' 9" (2.46m x 2.36m) Fully tiled walls & floor, off set bath, shower cubicle with electric shower, concealed flush w/c & wash basin, mirror cabinet, overhead lighting, spotlighting to ceiling, UPVC double glazed window, heated towel rails.

Garage Set in rear garden. Detached, built of brick and breeze block, and served by a rear access road with power & lighting.

Gardens To the rear of the property is a flagged patio, which leads to a laid to lawn area bordered on two sides by shrubs. There is also access to the garage by the side door.

Price £149,995 including carpets, blinds, lights, kitchen fittings, oven/hob, curtains, (as now stands) .

Disclaimer This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 brochure content, 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 and should be used as such by any interested party.

