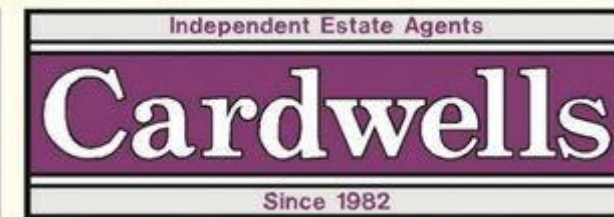




**Disclaimer** This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances 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.



[www.cardwells.co.uk](http://www.cardwells.co.uk)  
Incorporating: Wright Dickson & Catlow, WDC Estates

## BENNETTS LANE, SMITHILLS, BOLTON, BL1 6HY



- Four bedroom semi extended to rear
- Kitchen/diner/family room cloaks WC
- Utility room Hall, bayed lounge
- Gas CH, mostly UPVC double glazed
- Concrete driveway
- possible garage space to rear
- Popular area
- Superb family Home



**O/O £160,000**

**CARDWELLS BOLTON**  
11 Institute Street BL1 1PZ  
t: 01204 381 281  
e: bolton@cardwells.co.uk

**CARDWELLS BURY**  
14 market Street BL9 0AJ  
t: 0161 761 1215  
e: bury@cardwells.co.uk

**WHITEFIELD/PRESTWICH**  
44 Bury Old Rd M45 6TL  
t: 0161 773 1011  
e: whitefield@cardwells.co.uk

**CARDWELLS M28**  
6 Memorial Rd M28 3AQ  
t: 0161 794 3434  
e: m28@cardwells.co.uk

Fivegate Ltd. Registered in England No. 1822919 Registered Office: 44 Bury Old Road, Whitefield, Manchester, M45 6TL. Directors: R.W.L. Cardwell, A.R. Cardwell, C. Pearson



Ideal family home. Extended four bedroom semi detached house boasting a superb, huge fitted kitchen/diner/sitting/family room, high sloping ceiling with twin Velux roof windows, range cooker etc . It really does have the wow factor. Gas central heating, mostly UPVC double glazed, comprises porch open to the hallway, lounge with double doors opening to the kitchen/family room. Utility room and cloaks WC. The first floor has four bedrooms, two double and two single, shower room and a separate WC. Concrete pattern driveway gives ample parking to the front plus there is potential Garage space/parking to the rear (there was a garage once). The rear garden is mostly made up of a large timber decked patio area with the potential parking space being beyond that. Only by personal inspection can this superb family home be appreciated. Viewing is with the highest recommendation and appointments to view can be made by calling Cardwells on 01204 381281.

#### **Directions BL1 6HY**

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

**Porch** UPVC double glazed entrance porch opening directly into the hall.

**Hall** 14' 9" x 15' 2" (4.49m x 4.63m) Laminate gloss flooring, stairs off, under stairs cloaks cupboard, feature archway to porch, radiator.

**Lounge** 15' 2" x 14' 9" (4.63m x 4.49m) Into the square bay with UPVC double glazed window, fitted vertical blinds. Gas fired cast-iron stove burner set on black granite hearth with white wood surround. Laminate gloss flooring, cornice ceiling, radiator, double doors to the kitchen.

**Kitchen** 22' 6" x 13' 1" (6.86m x 4m) At the narrowest point and 5.29 at widest point. Extended, the extents on area area has a maximum ceiling height of 3.25m. A sloping ceiling with two large Velux roof windows plus 2 UPVC double glazed windows which together floods the room with natural light. Full range of glossy white kitchen units, base units with wood block worktops and inset twin bowl vitreous enamel sink with centre pillar tap, drawers and matching wall units. Beko range cooker (gas) , Plumbed for dishwasher, plumbed for American fridge freezer. Attractive white brick tiling to work areas, laminate flooring. Spotlights to ceiling, radiator, wall mounted electric fire.

**Cloaks W/C** 4' 0" x 5' 8" (1.21m x 1.73m) Ceramic tiled walls and floor. Concealed flush WC and wash basin vanity cupboard. Viessman wall mounted gas central heating boiler.

**Utility Room** 4' 8" x 5' 8" (1.43m x 1.73m) Partial wall tiling, plumbed for automatic washer and space for dryer. UPVC double glazed window .

**Landing** 7' 3" x 10' 8" (2.22m x 3.25m) Circular pattern of spotlights to ceiling, feature leaded glass window.

**Bedroom One** 13' 1" x 8' 6" (3.99m x 2.59m) Professionally fitted sliding door wardrobes. UPVC double glazed window and vertical blinds, radiator.

**Bedroom Two** 9' 3" x 8' 2" (2.82m x 2.5m) (Rear) fitted mirror wardrobes, radiator

**Bedroom Three** 7' 9" x 7' 5" (2.36m x 2.25m) (Front) UPVC double glazed and fitted vertical blinds. Radiator built-in storage cupboard

**Bedroom Four** 7' 7" x 6' 0" (2.32m x 1.84m) (Rear) sealed unit double glazed window, radiator

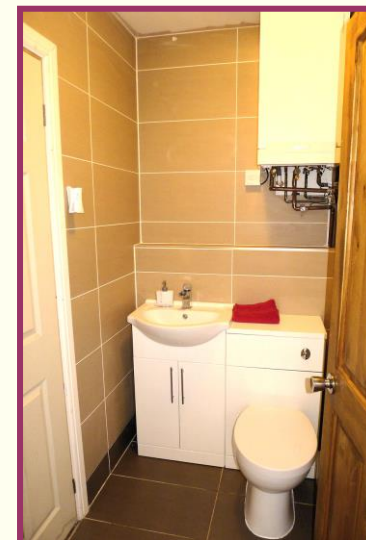
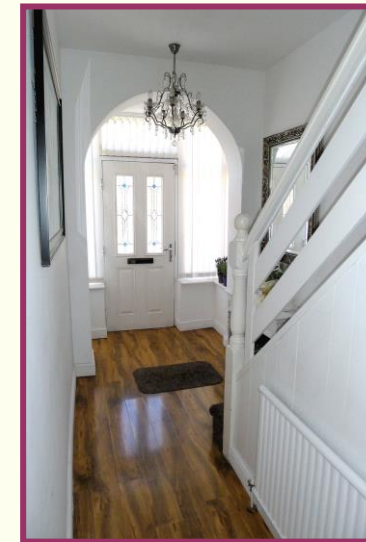
**Bathroom** 9' 9" x 3' 2" (2.97m x 0.97m) Ceramic tiled walls and floor shower cubicle, Myra electric shower, wash basin and vanity cupboard, spotlights to ceiling.

**Separate W/C** 4' 11" x 2' 7" (1.51m x 0.78m) Ceramic tiled walls and floor shower cubicle, Myra electric shower, wash basin and vanity cupboard. Spotlights to ceiling.

**Parking** Driveway parking on the concrete path and driveway. Garage space potentially in rear garden in the section beyond the decked patio area, via rear access road. There once was a garage in the section of the Garden.

**Gardens** The front is concreted, rear garden is a natural suntrap and mainly consists of a very large timber decked patio area with additional space beyond that.

**Price O/O** £160,000 including, range cooker, kitchen fittings, electric fire, carpets, curtain fittings, fitted wardrobes, lights except the hallway.



**Please note: all viewings are by appointment only through our BOLTON Office**