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Incorporating: Wright Dickson & Catlow, WDC Estates

## VALLETTS LANE, SMITHILLS, BOLTON, L BL1 6DY



- Extended semi detached
- Three bedrooms
- Lounge with under floor heating
- Dining room & Kitchen/diner
- Parking for 4 cars
- Large family garden
- Close to local amenities
- Excellent presentation



**£164,950**

**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

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Extended & improved by the current owners this impressive semi detached property boasts ample parking and a large garden which is perfect for a growing family. The property briefly comprises of 3 bedrooms, 2 reception rooms and a large kitchen diner. The driveway was block paved in 2015 and can provide parking for up to 4 cars. The extended lounge is fitted with double glazed French doors onto the patio and underfloor heating. Situated close to popular local amenities, viewing comes with our highest recommendations and is strictly by appointment only.

#### **Directions BL1 6DY**

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

**Porch** Double glazed UPVC door to front, door to hallway.

**Hallway** 9' 4" x 5' 2" (2.84m x 1.57m) Stairs up to first floor, door through to kitchen.

**Kitchen** 16' 2" x 8' 8" (4.92m x 2.64m) Open plan kitchen through diner. Modern kitchen with wall & base units, electric hob with fan oven, integral oven, mixer tap double sink and drainer, double doors leading to dining room/2nd reception room and double doors leading to lounge extension, door to side exit.

**Dining Room** 12' 1" x 10' 7" (3.68m x 3.22m) Double glazed window to front, radiator.

**Lounge** 14' 2" x 8' 9" (4.31m x 2.66m) Double glazed French doors onto rear, laminate flooring with under floor electric heating, high angled ceiling with spotlighting.

**Landing** Loft access, double glazed window to side.

**Bedroom One** 10' 9" x 10' 3" (3.27m x 3.12m) Double glazed window to front aspect, radiator.

**Bedroom Two** 10' 3" x 9' 5" (3.12m x 2.87m) Double glazed window to rear aspect, radiator.

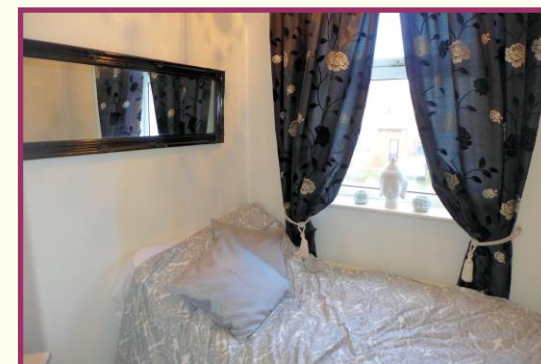
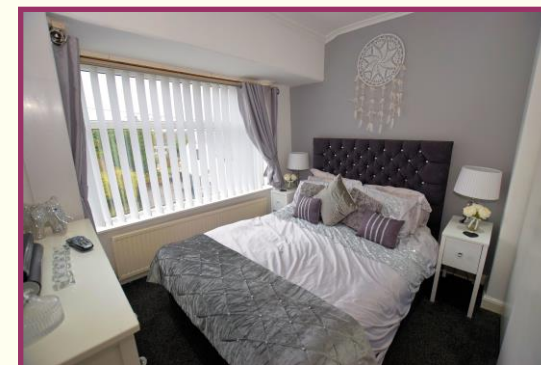
**Bedroom Three** 6' 10" x 5' 8" (2.08m x 1.73m) Double glazed window to front aspect, radiator.

**Bathroom** 6' 10" x 5' 7" (2.08m x 1.70m) Tiled to 4 elevations, double glazed frosted window to rear, 3 piece white bathroom suite comprising bath with shower over, pedestal sink and w/c, radiator.

**Outside** Block paved driveway to the front (laid 2015) with parking for up to 4 vehicles, detached garage to the side of property. To the rear is a decked patio area. An area of artificial grass with drainage, flagged patio area & planted borders.

**Price** £164,950

**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.



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