



WILBY AVENUE, LITTLE LEVER, BL3 1QE



- Semi detached family home
- Three good sized bedrooms
- Large rear garden
- Driveway parking for approximately 4 cars
- Garage to the rear and space for caravan
- Spacious lounge
- Modern family shower room
- Cloakroom w.c, Potential to extend STPP



Offers in Excess of £240,000

BOLTON

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BURY

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents Bolton offer for sale this well presented semi detached family home with NO ONWARD CHAIN situated on a quiet residential street within the ever popular area of Little Lever. The property is located close to many local amenities, schools and gives good access to both Bolton and Bury. You enter the property to a well lit hallway which has access to a cloakroom/wc. From the hallway you also enter into a spacious lounge which has double doors which lead into the kitchen/diner, perfect for entertaining family and friends. The kitchen/diner has a range of fitted wall and base units with induction hob, electric oven and space for appliances whilst leaving ample room for a table and chairs. French doors lead into single glazed conservatory which has a tiled floor and also gives superb views over the rear garden. The first floor has three good sized bedrooms, two of which are double and have fitted wardrobes and you can see the wonderful views to Winter Hill. From the landing there is also a modern fitted shower room with a vanity unit which incorporates his and her sinks and a wc with a large shower cubicle, tiled floor and walls completing the room. Externally there's driveway parking at the front for approximately four cars with shared access leading to gates and the garage at the rear of the property. The rear garden is a fantastic size and perfect for entertaining with wooden decking incorporating lights, a good sized lawn and the garage making this a wonderful family home, we are advised the rear garden is South Facing. There is excellent scope to extend subject to planning permission. For further information contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway: Ceiling light point, laminate effect flooring, radiator.

Cloaks W.C: 4' 11" x 2' 10" (1.49m x 0.86m) Ceiling light point, double glazed window to the side, vertical ladder radiator, wc.

Lounge: 15' 9" x 10' 10" (4.81m x 3.31m) Ceiling light point, double glazed window to the front, laminate effect flooring, feature fireplace, radiator, double doors leading into the dining area.

Kitchen dining room: 17' 5" x 8' 6" (5.32m x 2.60m) Ceiling light points, radiator, double glazed window to the rear overlooking the garden, range of fitted wall and base units with extractor fan, induction hob, electric oven, space for a washing machine, fridge/freezer, stainless steel sink with mixer tap and drainer, tiled splashback to the walls, wooden French doors leading into the conservatory.

Conservatory: 10' 4" x 9' 10" (3.15m x 2.99m) Single glazed conservatory with dual aspect windows and sliding patio doors leading onto the garden.

Landing: Ceiling light point, double glazed window to the side, loft access.

Bedroom 1: 13' 0" x 11' 7" (3.95m x 3.53m) Ceiling light point, radiator, fitted wardrobes, double glazed window to the front.

Bedroom 2: 11' 7" x 10' 9" (3.53m x 3.27m) Ceiling light point, radiator, fitted wardrobes, double glazed window to the rear.

Bedroom 3: 8' 2" x 7' 5" (2.50m x 2.25m) Ceiling light point, double glazed window to the front, radiator, laminate effect flooring.

Bathroom: 6' 10" x 5' 4" (2.08m x 1.63m) Downlights, extractor fan, double glazed window to the rear, vertical ladder radiator, vanity unit with twin inset sinks, wc, walk in shower cubicle, tiled floor and walls.

Externally: To the front of the property there's driveway parking for approximately four cars with shared access leading to gates and the garage at the rear of the property. The rear garden is a fantastic size and perfect for entertaining with wooden decking incorporating lights, a good sized lawn and the garage making this a wonderful family home.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton, 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Council tax: Cardwells estate agents Bolton research shows the property is band B annual charges £1524

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold, 999 years (less 10 days) from 28 February 1961

Flood risk information: Cardwells estate agents Bolton research shows the property is in a very low flood risk area.

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

Thinking of selling or letting in Bolton: 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.

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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