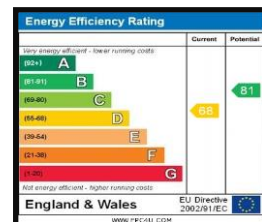




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or measurement. A party must rely upon its own inspection(s). Powered by www.propertybox.co



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DUXBURY AVENUE, LITTLE LEVER, BL3 1PX



- Substantial four bed extended
- Downstairs bedroom and bathroom
- Very well appointed fitted kitchen
- Conservatory/dining room/lounge
- Three upstairs bedrooms
- En-suite and walk in wardrobe
- Block paved driveway/garage
- Split level garden/terrace



Offers Over £350,000

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E: bolton@cardwells.co.uk

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E: bury@cardwells.co.uk

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11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



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A much improved extended 4 bedroom detached on Duxbury Avenue available now via Cardwells Estate Agents Bolton. Situated in close proximity to the village and all its sought after amenities, popular bars and restaurants, highly regarded local nurseries, schools, country pursuits and excellent transport links to Bolton, Bury and beyond. This wonderful family home offers versatile accommodation and comprises reception hallway, downstairs bedroom and three piece family bathroom suite with corner bath, an extended lounge with feature fireplace and surround with a 9 kW multi fuel stove, doors leading to the rear garden, very well appointed professionally fitted kitchen, conservatory/dining room. To the upstairs there are a three further bedrooms with bedroom one having a large walk in wardrobe and en-suite. To the outside there is a block paved driveway to the front driveway providing off road parking for numerous cars and leading to a garage with power and lighting. There is access to the rear to the right hand side of the property to the rear garden, very well maintained split level garden with a raised patio area, separate purpose built, outhouse and a pergola with a hot tub (might be included in the sale depends on the offer). Warmed by gas central heating and upvc double glazed. A personal inspection comes with our highest recommendations and can easily be arranged by ringing Cardwells Estate Agents Bolton, seven days a week on 01204 381281 or via email at bolton@cardwells.co.uk. Please watch the online walk through video prior to booking your appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite entrance door into:

Reception Hallway: 13' 0" x 6' 8" (3.96m x 2.03m) Quality fitted cushion flooring, wall mounted radiator, 3 x uPVC double glazed windows.

Downstairs Bedroom Four: 9' 8" x 10' 4" (2.94m x 3.15m) Quality fitting cushion flooring, wall mounted radiator, uPVC double glazed window.

Downstairs Family Bathroom: 6' 9" x 7' 3" (2.06m x 2.21m) Three piece suite comprising wc, wash hand basin on a vanity unit, corner bath with electric shower over, frosted uPVC double glazed window, wall mounted heated towel rail.

Lounge: 25' 8" x 10' 6" (7.82m x 3.20m) Feature fireplace and surround with inset multifuel 9 kW stove, quality fitted carpets, uPVC double glazed window, double doors giving access to the rear garden.

Kitchen: 12' 9" x 15' 7" (3.88m x 4.75m) Very well appointed professionally fitted kitchen comprising: sink unit with mixed tap over, high gloss base and wall units, granite effect worktops, integrated dishwasher, self cleaning oven and microwave, four ring gas hob with extractor above, island breakfast bar with additional storage units, large pantry storage cupboard, 2 x wall mounted radiators, uPVC door giving access to the side.

Conservatory/Dining Room: 11' 3" x 8' 5" (3.43m x 2.56m) uPVC double glazed bay window, quality fitted carpets, wall mounted radiator.

Landing: 7' 10" x 21' 1" (2.39m x 6.42m) Quality fitted carpets, wall mounted radiator, 2 x uPVC double glazed windows, built in utility area with space for white goods.

Bedroom One: 13' 0" x 12' 7" (3.96m x 3.83m) Quality fitted carpets, uPVC double glazed window, wall mounted radiator.

En-suite: 6' 9" x 5' 10" (2.06m x 1.78m) Three piece suite comprising wc, wash hand basin on a vanity unit, oversize walk in shower cubicle, quality cushion flooring, frosted uPVC double glazed window, wall mounted heated towel rail.

Bedroom Two: 10' 0" x 10' 9" (3.05m x 3.27m) Quality fitted carpets, uPVC double glazed window, wall mounted radiator, loft access point.

Bedroom Three: 15' 10" x 10' 3" (4.82m x 3.12m) Quality fitting carpets, built in wardrobes, velux window, UPVC double glazed window, wall mounted radiator.

Outside: To the front there is a block paved driveway providing off road parking for numerous cars and leading to a garage with power and lighting. To the rear there is a large low maintenance split level garden with a patio area, separate purpose built outhouse with power and lighting and a pergola with hot tub (might be included in the sale depends on the offer)

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.08 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold - 999 years (less 7 days) from 28 February 1961

Council Tax: Cardwells Estate Agents Bolton pre marketing research indicates that the council tax is band C with Bolton Council at an approximate cost of around £1909 per annum.

Flood Risk: 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.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

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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