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DOVE BANK ROAD, LITTLE LEVER, BL3 1DH



- Detached true bungalow
- Substantial plot & lovely gardens
- No upward chain involved
- Offers excellent potential
- 3 bedrooms, en-suite shower room
- 2 reception rooms, wet room
- Close to village centre
- Viewing by appointment



Offers in the Region Of £350,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
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E: bolton@cardwells.co.uk

BURY
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E: bury@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates
Fivegate Ltd. Registered in England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.



Offered for sale with 'no upward chain involved' a rare opportunity to purchase this generous size, three bedroom detached true bungalow. The property is tucked away in a great plot approximately 0.21 acres, with delightful mature gardens. This family size property is extended, however offers potential for further extension (subject to building consent) and improve further and update. Ideal for someone looking to put their own stamp on. Situated on a cul-de-sac location where there is little passing traffic. Little Lever village is just a short stroll away with popular schools, shops, restaurants and sporting/leisure facilities, whilst the beautiful nearby countryside is only a short walk away. The spacious accommodation briefly comprises, entrance porch, inner hallway, lounge, dining room, three bedrooms the master bedroom has an en suite shower room, kitchen breakfast room, wet room and a utility room. Outside a shared driveway leads to a private paved driveway. There are delightful mature gardens to the front and rear. The property also benefits from double glazing and gas central heating via a modern boiler. 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed entrance porch, tiled floor, door leading to

Dining Room: 12' 0" x 21' 0" (3.65m x 6.40m) uPVC double glazed window to the front aspect, radiator, archway open to the kitchen.

Inner Hallway: Built-in storage cupboard, access to the loft, doors lead to

Lounge: 19' 5" x 20' 11" (5.91m x 6.37m) uPVC double glazed sliding patio door and window to the rear garden aspect, further uPVC double glazed window to the front aspect, feature marble fireplace incorporating an electric fire with an ornate surround, two radiators, fitted bar area with cupboards and shelving.

Kitchen Breakfast Room: 10' 10" x 19' 5" (3.30m x 5.91m) uPVC double glazed window and door to the rear garden aspect, fitted wall and base units with complementary work surfaces and tiled splashback, inset sink unit with mixer tap, halogen hob, extractor hood, built-in oven and grill, integrated fridge, radiator, extractor fan, inset spotlights to the ceiling.

Utility Room: 16' 0" x 7' 7" (4.87m x 2.31m) uPVC double glazed window to the front aspect, radiator below, fitted base units in incorporating a stainless steel sink and work surface, fitted storage cupboard, space for a freezer and a washing machine.

Master Bedroom: 10' 0" x 14' 1" (3.05m x 4.29m) 2 uPVC double glazed windows to the garden aspect, radiator, fitted wardrobes.

En suite: Shower cubicle, wash basin with mixer tap inset to a vanity unit, tiled floor, tiling to the walls, heated towel rail, inset spotlights, extractor fan.

Bedroom 2: 12' 0" x 10' 3" (3.65m x 3.12m) uPVC double glazed window to the front aspect, radiator below.

Bedroom 3/Study: 9' 1" x 8' 3" (2.77m x 2.51m) uPVC double glazed window to the front aspect, radiator below.

Wet Room: 7' 7" x 7' 8" (2.31m x 2.34m) 2 uPVC double glazed windows to the rear garden aspect, shower cubicle, wash hand basin with mixer tap, close coupled WC, tiling to the walls, radiator.

Garden: Outside there is a gravelled shared driveway which leads to a paved private driveway. The front garden is substantial in size which is mainly laid to lawn with laurel borders, trees plants and floral displays. A metal gate gives access along the side elevation, where you will find a paved driveway/garden. Rear garden. There is a delightful laid to lawn garden with an array of mature plants trees and floral displays. There is a paved patio which opens up along to the side elevation.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.21 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 3 January 1975

Council Tax: Cardwells estate agents Bolton research shows the property is band D annual charges of £2147

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

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

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

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.

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. 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 information provided, 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. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

