



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), 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 misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

LINDEN AVENUE, LITTLE LEVER, BL3 1QA



- No onward chain
- In need of modernisation
- Semi detached home
- Three bedroom family home
- Front and rear gardens
- Driveway/garage parking
- Cul-de-sac position
- Close to amenities



Offers in the Region Of £160,000

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BURY
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Located on a quiet cul-de-sac within Little Lever is this semi detached home which is in need of refurbishment and is offered for sale with No Onward Chain. The property is situated close to many local amenities and is ideal for those who need to commute to either Bolton or Bury. Internally the accommodation comprises an entrance hallway, lounge, kitchen/diner, bathroom and bedroom to the ground floor with two further bedrooms and a wc to the first floor. Externally to the front of the property, there is a lawn garden with mature borders and a driveway parking leading to the garage at the rear. At the rear of the property there is a flagged patio area with lawned garden and mature border surrounding and a gate leading to the rear. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway: Stairs to first floor.

Lounge: 16' 11" x 10' 8" (5.16m x 3.25m) Double glazed window to the front, double glazed French doors to the rear.

Kitchen: 12' 10" x 10' 3" (3.90m x 3.13m) Dual aspect double glazed windows, door to the side, range of fitted wall and base units with space for gas cooker, washing machine, dishwasher and fridge/freezer, laminate effect flooring.

Shower Room: 7' 1" x 6' 9" (2.15m x 2.05m) Double glazed window to the side, vanity unit with inset wash hand basin and WC, walk-in shower cubicle, tiled floor and walls.

Bedroom 1: 10' 4" x 9' 11" (3.14m x 3.02m) Radiator, double glazed window to the front.

Landing: Stairs to first floor.

Bedroom Two: 14' 1" x 10' 7" (4.30m x 3.22m) Double glazed window to the front, radiator.

Bedroom Three: 10' 0" x 7' 4" (3.06m x 2.23m) Double glazed window to side, fitted storage cupboards.

Guest wc: 4' 3" x 3' 11" (1.3m x 1.2m) WC, wash hand basin, double glazed window to the side.

Externally: To the front of the property, there is a lawn garden with mature borders and the driveway parking leading to the garage at the rear. At the rear of the property there is a flagged patio area with lawn garden and mature border surrounding and a gate leading to the rear.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold.

Council Tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1670

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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