



Independent Estate Agents Est. 1982
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YORK AVENUE, LITTLE LEVER, BL3 1EU



- No onward chain
- Semi detached bungalow
- Flexible accommodation
- Overlooking a field to the rear
- Cul de sac position
- Three bedrooms
- Front and rear gardens
- Driveway parking



Offers in the Region Of £210,000

BOLTON 11 Institute St, Bolton, BL1 1PZ T: 01204 381 281 E: bolton@cardwells.co.uk	BURY 14 Market St, Bury, BL9 0AJ T: 0161 761 1215 E: bury@cardwells.co.uk	LETTINGS & MANAGEMENT 11 Institute St, Bolton, BL1 1PZ T: 01204 381 281 E: lettings@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.

Located within a quiet cul-de-sac within the popular area of Little Lever is this semi detached bungalow which is offered for sale with NO ONWARD CHAIN. The property is well maintained throughout and offers flexible accommodation. Internally the property comprises an entrance hallway, lounge, kitchen, three piece bathroom and two bedrooms to the ground floor with a further double bedroom to the first floor. Externally there is a low maintenance gravelled garden with driveway parking leading down the side of the property at the front with a lawned garden with flagged patio area, hard standing for a garage and overlooking a field at the rear. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204 381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: Ceiling light point, storage cupboard, radiator.

Lounge: 14' 6" x 10' 9" (4.42m x 3.28m) Ceiling light point, wall lamps, double glazed window to the front, radiator, living flame gas fire and surround.

Kitchen: 12' 10" x 9' 3" (3.90m x 2.81m) Ceiling light point, radiator, double glazed window to the rear, door to the rear, understairs storage, laminate effect flooring, range of fitted wall and base units with extractor fan, gas job and double gas oven, space for a fridge/freezer and washing machine, sink with mixer tap and drainer.

Bedroom 2: 11' 0" x 9' 6" (3.35m x 2.90m) Ceiling light point, double glazed window to the front, radiator.

Bedroom 3: 11' 1" x 9' 4" (3.37m x 2.85m) Ceiling light point, double glazed window to the rear over looking the garden, wall mounted boiler.

Bathroom: 8' 4" x 5' 9" (2.55m x 1.74m) Ceiling light point, radiator, double glazed window to the side, three piece suite incorporating a wc, pedestal sink, panelled bath with electric shower over, tiled splashback to the walls.

Landing: Ceiling light point, radiator, access to the eaves.

Bedroom 1: 12' 5" x 10' 9" (3.79m x 3.28m) Ceiling light point, double glazed window to the side, radiator, mirrored fitted wardrobes.

Externally: To the front of the property there is a low maintenance gravelled garden with driveway parking leading down the side of the property. At the rear of the property there is a lawned garden with flagged patio area, hard standing for a garage and overlooking a field to the rear.

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

Tenure: Cardwells estate agents Bolton research shows the property is Freehold.

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

Flood risk information: Cardwells estate agents Bolton research shows the property is not in a 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. 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

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).

