



Independent Estate Agents
Cardwells Est. 1982

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WINDERMERE AVENUE, LITTLE LEVER, BL3 1DU



- Semi detached
- Close to local amenities
- Two double bedrooms
- Front and rear gardens
- Concrete imprinted drive
- Detached garage and workshop
- Lounge and dining room
- Modern fitted kitchen & bathroom



Offers in the Region Of £249,950

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

BURY
 14 Market St, Bury, BL9 0AJ
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 E: bury@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Located within the popular area of Little Lever is this well presented semi detached home. The property is well positioned for access to local schools and shops with the Metrolink in Radcliffe only a couple of miles drive away. Internally the property comprises an entrance hallway, lounge, dining room, bathroom, snug and modern fitted kitchen to the ground floor with two double bedrooms and eaves storage, which is being utilised as an office/study, to the first floor. Externally there is a lawned garden with borders and a concrete imprinted driveway to the front, leading to the garage at the rear of the property. To the rear there is a well manicured lawn with concrete imprinted patio area and additional flagged seating area to the rear with access to the garage and workshop. 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

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

Dining room: 10' 2" x 9' 4" (3.09m x 2.85m) Ceiling light point, radiator, double glazed window to the front open into the lounge.

Lounge: 16' 5" x 11' 2" (5.01m x 3.41m) Ceiling light point, radiator, double glazed window to the front, wood burning stove.

Kitchen: 13' 11" x 9' 4" (4.23m x 2.84m) Downlights, double glazed window to the rear, range of fitted wall on base units with complementary worktops integrated five ring gas hob, double electric oven, two integrated fridge freezers, space for a washing machine, dryer, one and a half sink with mixer tap and drainer, wall mounted vertical ladder radiator, laminate effect flooring, tiled splashback to the walls.

Shower room: 6' 0" x 5' 8" (1.82m x 1.73m) Downlights, three piece suite incorporating a vanity unit with integrated sink, WC, walk in shower cubicle, vertical ladder radiator, laminate flooring, double glazed window to the side.

Snug: 11' 1" x 10' 8" (3.37m x 3.24m) Ceiling light point, laminate flooring, radiator, double glazed sliding patio doors to the rear, stairs to the first floor.

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

Bedroom 1: 13' 9" x 8' 5" (4.20m x 2.56m) Ceiling light point, double glaze window to the rear.

Bedroom 2: 10' 5" x 7' 5" (3.17m x 2.25m) Ceiling light point, double glaze window to rear, fitted wardrobes.

Office/study: 8' 11" x 8' 6" (2.73m x 2.59m) Currently used as an office or study with a wall lamp electrical points and space for a desk and drawers.

Garage: 18' 4" x 9' 9" (5.60m x 2.97m) Single detached garage with double glazed windows to the side, electricity and lighting.

Workshop: 9' 9" x 9' 1" (2.97m x 2.76m) Ceiling light point, double glazed window to the side.

Externally: The front of the property has a lawned garden with borders and a concrete imprinted driveway leading to the garage at the rear of the property. To the rear there is a well manicured rear lawn with concrete imprinted patio area and additional flagged seating area to the rear with access to the garage and workshop.

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

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold 999 years from 28 May 1971

Council tax: Cardwells estate agents Bolton research shows the property is band B, £1670 per annum

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.

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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