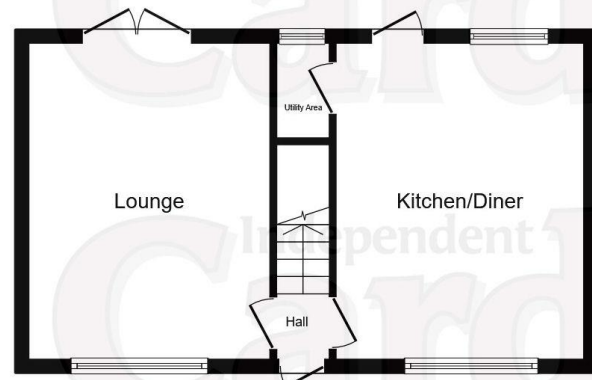
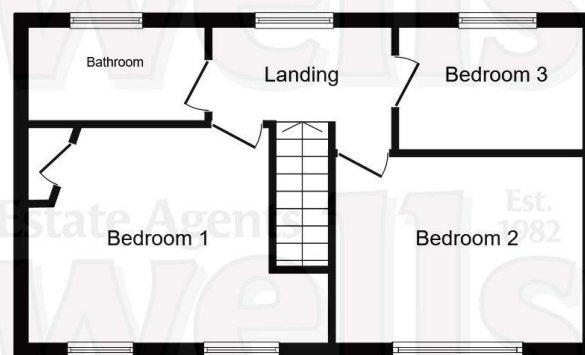




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		90
B	(81-91)		
C	(69-80)	69	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



Ground Floor



First Floor

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MABEL AVENUE, GREAT LEVER, BL3 2JD



- Three bedroom family home
- Front and rear garden
- No onward chain
- Lounge and kitchen diner
- Cul de sac position
- Three piece bathroom
- Close to local amenities
- Good commuter routes



£180,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 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.

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Offered for sale with NO ONWARD CHAIN is this well presented family home which has stacks of room throughout and would be perfect for a young couple with a growing family. The property is situated within a quiet cul-de-sac, close to Great Lever Park and within a short drive of many local amenities, schools and the Royal Bolton Hospital. Internally the property comprises an entrance hallway, lounge and spacious kitchen/diner to the ground floor with three good sized bedrooms and a three piece family bathroom to the first floor. Externally there is a low maintenance gravelled garden with flowers and trees to the front and at the rear of the property there is a flagged patio area with a beautiful, well stocked garden providing plenty of greenery and making it a peaceful and relaxing place to sit. For further information and to arrange a viewing contact Cardwell's 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, stairs to the first floor.

Lounge: 16' 0" x 11' 10" (4.88m x 3.61m) Ceiling light point, radiator, double glazed window to the front, double glazed French doors to the rear, woodburning stove and surround.

Kitchen diner: 15' 10" x 12' 5" (4.82m x 3.79m) Ceiling light point, double glazed windows to the front and the rear, double glazed door to the rear, radiator, range of fitted wall and base units with extractor fan, space for gas cooker, fridge/freezer, , breakfast bar, one and a half sink with mixer tap and drainer, tiled floor with splashback to the walls.

Utility: 5' 7" x 3' 7" (1.71m x 1.09m) Ceiling light point, double glazed window to the rear, space for a washing machine and dryer, formerly a WC so could potentially be reinstated if needed.

Landing: Ceiling light point, double glazed window to the rear, radiator, loft access.

Bedroom 1: 16' 0" x 10' 11" (4.87m x 3.33m) Ceiling light point, double glazed windows to the front, radiator, built-in storage cupboard housing the wall mounted boiler.

Bedroom 2: 12' 5" x 9' 1" (3.79m x 2.78m) Ceiling light point, double glazed window to the front, radiator.

Bedroom 3: 9' 7" x 6' 7" (2.93m x 2.01m) Ceiling light point, radiator, double glazed window to the rear.

Bathroom: 9' 0" x 4' 7" (2.74m x 1.40m) Ceiling light point, double glazed window to the rear, three-piece suite incorporating a WC, pedestal sink, panelled bath with electric shower over, radiator, tiled splashback to the walls.

Externally: To the front of the property there is a low maintenance gravelled garden with flowers and trees. The rear of the property has a flagged patio area with a beautiful, well stocked garden providing plenty of greenery and making it a peaceful and relaxing place to sit.

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 Freehold.

Council tax: Cardwells estate agents Bolton research shows the property is band A annual charges of approximately £1432

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

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

