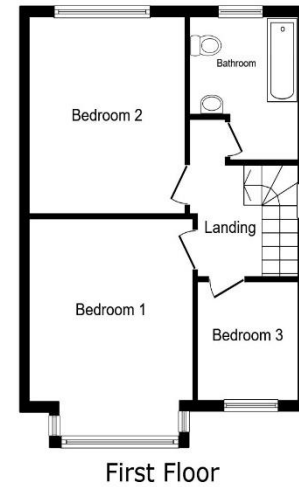
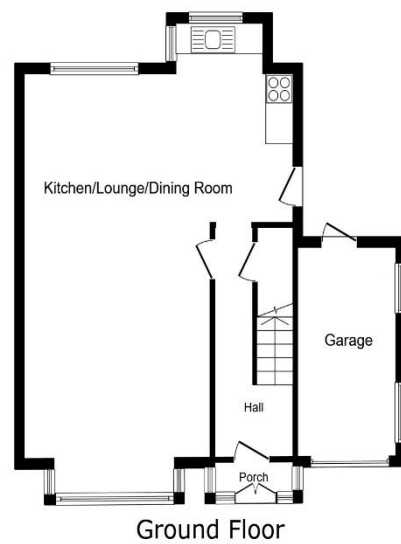




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		83
B	(81-91)		
C	(69-80)		
D	(55-68)	61	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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). Drawn by www.PropertyHub.co.uk

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TONG ROAD, LITTLE LEVER, BL3 1QG



- Impressive detached house
- No upward chain involved
- Renovated modern interior
- Popular & convenient location
- Superb open plan family space
- 3 bedrooms, low maintenance garden
- Close to village centre
- Viewing highly recommended



Offers in the Region Of £325,000

BOLTON

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E: bolton@cardwells.co.uk

BURY

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LETTINGS & MANAGEMENT

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E: lettings@cardwells.co.uk

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.



A lovely three bedroom detached house situated in a very popular and convenient location within Little lever village. The property has been lovingly and thoughtfully renovated, creating an impressive quality interior, with some great features to include, open plan lounge/kitchen/dining a contemporary kitchen and bathroom, limestone fireplace and bi-folding patio doors. Little lever has an array of local shops, schools and other amenities with easy access to Bolton, Bury and Manchester. We are advised by the vendor that the property can be offered with 'no upward chain involved'. The well presented accommodation briefly comprises entrance porch, hallway, superb open plan lounge kitchen breakfast and dining area. Upstairs, there are three bedrooms and a family bathroom. Outside there is a garden/driveway which leads to a single garage. To the rear there is low maintenance landscaped garden. The property also benefits from UPVC double glazing and gas central heating. 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 porch, tiled floor.

Entrance Hall: Radiator, built in under stairs storage cupboard, staircase to the landing.

Open Plan Lounge, Dining & Kitchen Area: 27' 2" x 19' 5" (8.27m x 5.91m)

Lounge Area: UPVC double glazed window to the front aspect, feature limestone fireplace incorporating a log burning effect gas fire, two radiators, inset spotlights to the ceiling.

Dining Area: Radiator, double glazed bi-folding patio doors to the rear garden, inset spotlights to the ceiling.

kitchen Breakfast area: UPVC double glazed window, range of modern fitted wall and base units with complementary work surfaces, breakfast bar, splashback, induction hob, extractor canopy above, built-in oven and grill, stainless steel sink unit with mixer tap, integrated dishwasher, integrated fridge freezer, wine cooler, inset spotlights to the ceiling.

Landing: UPVC frosted double glazed window to the side aspect, radiator below, access to the loft, doors lead to:

Bedroom One: 14' 1" x 11' 10" (4.29m x 3.60m) UPVC double glazed bay window to the front aspect, radiator, inset spotlights to the ceiling.

Bedroom Two: 13' 0" x 11' 3" (3.96m x 3.43m) UPVC double glazed window to the rear aspect, radiator below, inset spotlights to the ceiling.

Bedroom Three: 7' 8" x 7' 3" (2.34m x 2.21m) UPVC double glazed window to the front aspect, radiator below.

Bathroom: 9' 3" x 7' 3" (2.82m x 2.21m) Frosted double glazed window to the rear aspect, contemporary suite comprising, enclosed bath with mixer tap, tiled shower cubicle, close coupled WC, wash hand basin with mixer tap inset to a vanity unit, built in airing cupboard, radiator, tiling to the walls, inset spotlights to the ceiling.

Outside: There is a double width driveway/garden to the front, leading to a single attached garage with an up and over door. There is a delightful landscape garden to the rear with an Indian stone paved patio with raised borders. Directly to the rear of the property there is a wooden deck area. The remainder of the garden has an 'Astro turf' style surface. There is also a paved area and an external door, giving access to the garage.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.07 acres.

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

Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £1909.

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.

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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