



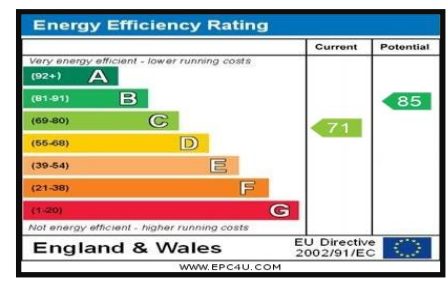
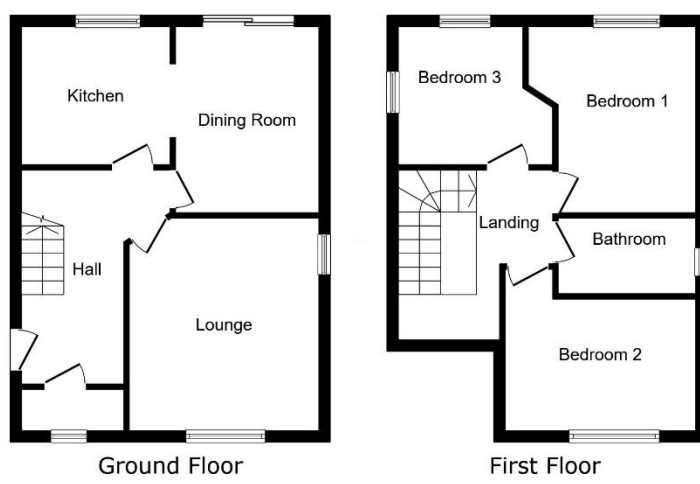
Independent Estate Agents
Cardwells Est. 1982

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WHITEOAK VIEW, DARCY LEVER, BL3 1ST



- Well presented throughout
- 3 bedroom detached family home
- Freehold
- 2 reception rooms
- Garage & driveway
- Spacious throughout
- Downstairs wc
- Low maintenance garden



£270,000

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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.

Well presented three bedroom detached family home situated on a very popular development with a good range of local amenities to include local shops, supermarkets and cafes. A popular location with School catchments for Saint Mary's and All Martyrs. The property benefits from transport links, with nearby access to the A666 and M61, making it ideal for commuters to Manchester and surrounding areas. Accommodation comprises entrance hall, lounge, dining room with sliding patio doors leading to the rear garden, fitted kitchen and a downstairs wc. To the first floor there are three bedrooms and a modern family bathroom. There is a driveway parking to the front with a garage and a lovely low maintenance garden 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Storm Porch: Covered porch to the side elevation.

Hallway: Composite door to the side elevation leading into the spacious hall with vaulted ceiling, stairs leading off to the first floor, wood effect flooring, under stairs storage, radiator.

Guest wc: Double glazed "porthole" style window. Two piece suite comprising close coupled WC and wash hand basin. Radiator, wood effect flooring to match the hall.

Lounge: 13' 3" x 11' 9" (4.04m x 3.57m) Double glazed windows to the front and side elevation, radiator, wood effect flooring.

Dining Area: 11' 6" x 8' 10" (3.5m x 2.7m) double glazed sliding patio doors to the rear elevation, wood effect flooring to match hallway, radiator, archway through to the kitchen.

Kitchen: 9' 2" x 9' 2" (2.8m x 2.8m) Double glazed window to the side elevation. Range of shaker style base units with contrasting work surface and matching wall mounted cabinets, inset sink and drainer, four ring induction hob, electric oven, integrated fridge and freezer, plumbed for dishwasher.

First Floor Landing: Stairs lead off the hall to the first floor landing with vaulted ceiling and galleried landing.

Bedroom One: 11' 5" x 13' 9" (3.479m x 4.189m) Double glazed window to the front elevation, range of fitted wardrobes, radiator, wall mounted TV.

Bedroom Two: 11' 9" x 10' 5" (3.59m x 3.17m) Double glazed window, good range of fitted bedroom furniture, radiator, laminate floor.

Bedroom Three: 8' 0" x 9' 10" (2.45m x 3.0m) Double glazed window to the rear elevation with porthole style double glazed window to the side, fitted furniture including cabin bed, radiator.

Bathroom: 4' 8" x 8' 6" (1.42m x 2.59m) Double glazed window to the side elevation. Modern suite comprising bath with drench head shower and screen over, dual flush WC and vanity sink with storage. Chrome heated towel rail, tiled elevations.

Externally: The property has garden areas to the front side and rear with the rear being of a good size and designed for low maintenance, with paved patio and raised decked areas. Driveway parking leads to the detached garage.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.06 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.

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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

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.

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

