



SKELWITH AVENUE, GREAT LEVER, BL3 2EJ



- Substantial 2 bed corner plot end terrace
- Hallway/lounge diner/prof fitted kitchen
- Landing/2 bedrooms/fitted master
- Three piece family bathroom suite
- Readily available on street parking
- Close to amenities/ideal first purchase
- Stunning all year round gardens
- Warmed by gas ch/UPVC double glazed



Offers in the Region Of £180,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A wonderful opportunity to purchase this substantial corner plot two bed end of terrace property on Skelwith Avenue with simply stunning perennial gardens to 3 sides. Close to the areas highly regarded amenities, local nurseries, schools and tucked away on a quiet cul-de-sac. We feel the property will be of particular interest to first time buyers and families looking for the perfect step onto the property ladder. Warmed by gas central heating via a Worcester Bosch combination boiler and UPVC double glazed the property briefly comprises: canopy storm porch, UPVC entrance door, hallway, open plan lounge diner, professionally fitted kitchen, a side extension with separate access and double doors leading to the garden, utility with downstairs wc, two useful storage cupboards, landing, two bedrooms with a fitted master and a three piece family bathroom suite. To the outside is readily available on street parking and there are simply stunning perennial gardens to all three sides complete with a greenhouse and timber built storage shed. 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. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

UPVC entrance door into:

Reception Hallway: 10' 10" x 6' 0" (3.30m x 1.83m) Spindled staircase giving access to the landing, wall mounted radiator.

Lounge/Dining Room: 22' 6" x 11' 0" (6.85m x 3.35m) Feature fireplace and surround with inset living flame gas fire, UPVC double glazed window, double doors giving access to the rear garden, 2 wall mounted radiators.

Kitchen: 10' 2" x 8' 6" (3.10m x 2.59m) Professionally fitted kitchen comprising one and a half bowl stainless steel sink unit with mixer tap over, base and wall units, worktops, integrated oven, four gas hob with extractor above, complementary tiled splash backs, UPVC double glazed window, timber door giving access to:

Side Outhouse: There is an side outhouse with a separate entrance comprising a downstairs WC with power and lighting and is currently used as a utility room, with a useful pantry storage cupboard housing the Worcester Bosch combination gas boiler.

Landing: 5' 0" x 5' 5" (1.52m x 1.65m) UPVC double glazed window.

Bedroom One: 10' 6" x 13' 9" (3.20m x 4.19m) Two UPVC double glazed windows, fitted wardrobes, wall mounted radiator.

Bedroom Two: 10' 9" x 11' 1" (3.27m x 3.38m) UPVC double glazed window, wall mounted radiator.

Family Bathroom: 5' 6" x 7' 9" (1.68m x 2.36m) Three piece suite comprising WC, pedestal wash hand basin, bath with overhead electric shower and fitted curtain, full wall tiling, frosted UPVC double glazed window, wall mounted radiator.

Outside: To the outside there is readily available on street parking. There are stunning all year round perennial gardens to all three sides of this large corner plot including a greenhouse and two storage sheds.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.10 acres.

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 £1432 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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