

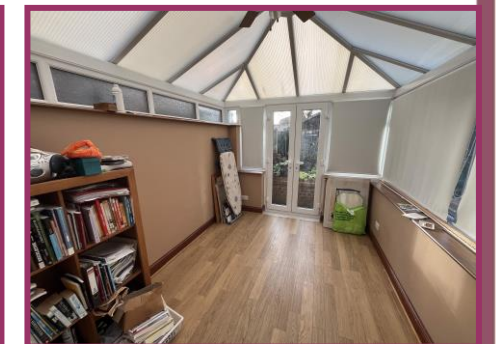
Independent Estate Agents  
**Cardwells** Est. 1982

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**SKELWITH AVENUE, GREAT LEVER, BL3 2EJ**



- No onward chain
- Large corner plot
- Three bedrooms
- Lounge and kitchen diner
- Conservatory
- Mature gardens to the front and rear
- Not overlooked to the front
- Close to local amenities



**£190,000**

**BOLTON**  
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Incorporating: Wright Dickson & Catlow, WDC Estates

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Offered for sale with NO ONWARD CHAIN and sat within a large corner plot is this well presented property which is located within Great Lever. The area is popular for many local amenities, schools, transport routes and this particular property looks out over open green space. Internally the property comprises an entrance hallway, lounge, kitchen/diner and conservatory to the ground floor with three bedrooms and a bathroom to the first floor. Additional benefit to this property is a covered passageway leading from the front to the back with access to storage areas. Externally there is driveway parking to the front and is set within a large corner plot giving the potential for extending given the necessary planning permissions. To the rear of the property there is a well established garden with mature shrubs and borders. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance hall:** Ceiling light point, laminate effect flooring, under stairs storage, stairs to the first floor.

**Lounge:** 13' 6" x 10' 11" (4.11m x 3.33m) Ceiling light point, laminate effect flooring, double glazed window to the front, radiator, feature fireplace and surround.

**Kitchen diner:** 17' 6" x 10' 11" (5.33m x 3.32m) Ceiling light points, part tiles and part laminate flooring, range of fitted wall and base units with extractor fan, space for an electric oven, washing machine and fridge/freezer, stainless steel sink with mixer tap and drainer, tiled splashback to the walls, double glazed window to the rear, double glazed sliding patio doors leading to the conservatory.

**Conservatory:** 11' 1" x 8' 6" (3.37m x 2.60m) Ceiling light point, tiled floor, double glazed French doors to the rear.

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

**Bedroom 1:** 10' 11" x 9' 4" (3.33m x 2.85m) Ceiling light point, double glazed window to the rear, fitted wardrobes, laminate effect flooring, radiator.

**Bedroom 2:** 10' 5" x 6' 9" (3.18m x 2.06m) Ceiling light point, laminate effect flooring, double glazed window to the front, radiator.

**Bedroom 3:** 7' 5" x 6' 10" (2.26m x 2.08m) Ceiling light point, laminate effect flooring, radiator, double glazed window to the front.

**Bathroom:** 7' 9" x 5' 5" (2.37m x 1.66m) Ceiling light point, double glazed window to the rear, three piece suite incorporating a WC, pedestal sink, panelled bath with mixer tap, tiled splashback to the walls.

**Externally:** To the front of the property there is driveway parking and is set within a large corner plot giving the potential for extending given the necessary planning permissions. To the rear of the property there is a well established garden with mature shrubs and borders.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.08 acres.

**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 £1432.

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

**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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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

