



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	84
(39-54)	E	68
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Independent Estate Agents
Cardwells Est. 1982

www.cardwells.co.uk

ASCOT ROAD, LITTLE LEVER, BL3 1EE



- 3 double bedroom semi detached
- Very generous master bedroom
- Could suit modification to 4 beds
- Large open plan lounge/diner
- Stylish fitted kitchen/diner
- Modern 3pc shower room. Gas CH
- Detached garage & long driveway parking
- Lovely gardens to front and rear, cul de sac



£235,000

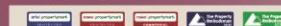
BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

Independent Estate Agents
Cardwells Est. 1982

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 three bedroom semi detached family size home with accommodation that extends to around 1011 ft.² and boasts particularly large open plan living/dining room and master bedroom. The property set in a cul-de-sac location, meaning that that's there is very little passing traffic and is positioned close to easy access to the beautiful local countryside, including the canal tow path, River Croal and Moses Gate Country Park. For the children: St Teresa's and Mytham and Bowness Primary schools are nearby as is Little Lever High School. The motorway is within by car via Saint Peters way, the Metrolink network is within an easy reach via Radcliffe Station while Bolton town centre, Bury town centre and of course Little Lever town centre are all with easy reach. The accommodation and offer briefly comprises: reception hallway, generously sized open plan lounge/dining room which is flooded with natural light from the two windows to the front, ground floor double bedroom, quality professionally fitted kitchen/diner and a ground floor modern three piece shower room, to the first floor there is a spacious landing with access to the front eaves storage space, a second double bedroom and the master bedroom which is a particularly generous size and may have the potential to be split to create a four bedroom arrangement. There is a pretty front garden laid to lawn a landscaped rear garden with lawn, patio space and well stocked borders with shrubs and small trees, there is a single detached garage which is served by a generous private driveway providing excellent off-road car parking space. The property benefits from uPVC double glazing, gas central heating and subject to planning permission there is the potential for further development (perhaps a dormer to the front or an extension to the rear) but this is a superb and spacious family home now. Viewing comes with our highest recommendations and via an advanced appointment with Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Approximate floor area: The overall approximate floor area extends to around 1011 ft.².

Reception hallway: 9' 11" x 9' 3" (3.027m x 2.822m) uPVC entrance door, built-in storage space, radiator, quality flooring.

Open plan lounge diner: 21' 1" x 14' 5" (6.420m x 4.399m) A beautiful open plan lounge/dining area family friendly space with two large uPVC windows to the front each with fitted blinds, radiator, feature fireplace, quality , flooring.

Ground floor bedroom three: 11' 1" x 9' 10" (3.385m x 2.898m) uPVC window to the rear, radiator, quality flooring, feature wallpaper to one wall.

Dining kitchen: 12' 11" x 9' 4" (3.932m x 2.852m) Quality fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, spot lighting, downlighting over the work surfaces, ceiling spot lighting, gas hob with extractor over, oven/grill, scratch resistant sink and drainer with mixer tap over, uPVC window overlooking the rear garden completes with fitted blinds, uPVC rear entrance door, radiator, stairs storage space off.

Ground floor shower room: 5' 10" x 5' 5" (1.779m x 1.651m) A stylish and modern three-piece shower room suite enjoying: a shower enclosure, generous wash hand basin with built on storage space finished to match the WC, heated towel rail, complementary wall and floor ceramic tiling uPVC window with fitted blinds.

First floor landing: Ceiling spots lighting, loft access point, door off into the generous eaves storage space to the front of the property.

Bedroom 1: 20' 7" x 11' 0" (6.286m x 3.353m) A very generous master bedroom with two large uPVC windows overlooking the rear garden each with fitted blinds, two radiators, perhaps there is the potential for this room to be divided and to create two bedrooms.

Bedroom 2: 10' 3" x 9' 8" (3.130m x 2.942m) uPVC window to the side, radiator, ceiling spot lighting.

Plot size: The overall approximate plot size is around 0.06 of an acre.

Garage: There is a detached single garage with uPVC windows to be served by the long private driveway offering superb off-road parking facilities.

Garden: The front garden is neatly laid to lawn. The rear garden enjoys a central lawn area with particularly well stocked borders giving rockery space, colourful shrubs and small trees, there is excellent patio space perhaps ideal for entertaining.

Tenure: Cardwells Estate Agents Bolton pre marketing research indicates that the property is Leasehold with around 942 years remaining from a start date of 11th August 1969. We understand that the charge is around £12 per year.

Bolton council tax band: The property is situated in the borough of Bolton and as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is B at an annual cost of around £1,670 per annum.

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

