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BEVERLEY ROAD, LITTLE LEVER, BL3 1HB



- No onward chain
- Three/four bedrooms
- Semi detached family home
- Large corner plot
- Not overlooked to the rear
- Conservatory
- Driveway and garage parking
- Cul-de-sac position



Offers in the Region Of £275,000

BOLTON

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BURY

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LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates

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 Est. 1982



Deceptively spacious semi detached family home situated on a corner plot within a quiet cul-de-sac in Little Lever and offered for sale with NO ONWARD CHAIN. Internally the property offers an abundance of flexible accommodation and can be utilised as a three or four bedroom property with three bedrooms being to the first floor and the fourth on the ground floor. Internally the accommodation comprises an entrance hallway, cloakroom/wc, lounge, sitting room, conservatory, bedroom, kitchen and utility room to the ground floor with three good sized bedrooms, bedroom one with en-suite and a family bathroom to the first floor. Externally the front of the property has a good sized block paved driveway leading to the garage which has an up and over door. The rear of the property isn't overlooked and has a large garden which leads to an ample decking area with space for a shed. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Ceiling light point, radiator, understairs storage, wood flooring.

Cloakroom/wc: 7' 1" x 0' 7" (2.15m x 0.18m) Wooden flooring, wc, ceiling light point.

Lounge: 17' 1" x 10' 4" (5.20m x 3.16m) Wall lamps, double glazed window to the front, ceiling light point, radiator.

Bedroom 4: 9' 11" x 9' 1" (3.02m x 2.78m) Radiator, double glazed window to the front, ceiling light point.

Kitchen: 16' 2" x 8' 8" (4.92m x 2.63m) Double glazed window to the rear, door to the rear, range of fitted wall and base units with space for a range oven, one and a half bowl stainless steel sink with mixer tap and drainer, space for a fridge and freezer, radiator, ceiling light points, tiled floor with splashback to the walls.

Sitting Room: 11' 0" x 9' 11" (3.35m x 3.02m) Wall lamps, radiator, wooden flooring, door leading to the conservatory

Conservatory: 10' 9" x 9' 4" (3.28m x 2.85m) Laminate effect flooring, double glazed French doors to the side, ceiling light point, double glazed windows, radiator.

Utility: 14' 6" max x 10' 1" (4.42m x 3.07m) Ceiling light point, double glazed window to the rear, door to the rear, wall mounted boiler, range fitted wall and base units with space for a washing machine and a dryer, stainless steel sink with mixer tap and drainer, tiled floor and walls, radiator.

Garage: 19' 7" x 12' 2" (5.97m x 3.71m) Ceiling light point, double glazed window to the rear, up and over garage door to the front.

Landing: Downlights, storage cupboard, double glazed window to a side, loft access.

Bedroom 1: 14' 9" x 10' 1" (4.50m x 3.08m) Downlights, fitted wardrobes, double glazed window to the front, radiator.

En-suite: 9' 6" x 5' 1" (2.89m x 1.54m) Downlights, double glazed window to the front, radiator, vanity unit with inset sink, walk-in shower cubicle, wood flooring.

Bedroom 2: 10' 7" x 7' 9" (3.23m x 2.37m) Ceiling light point, radiator, fitted wardrobes, double glazed window overlooking the garden.

Bedroom 3: 10' 7" x 8' 9" (3.22m x 2.66m) Radiator, fitted wardrobe, ceiling light point, double glazed window to the rear.

Bathroom: 6' 9" x 6' 4" (2.05m x 1.92m) Ceiling light point, radiator, double glazed window to a side, three-piece suite incorporating a WC, wash hand basin, panel bath with mixer tap and electric shower above, tiled floor and walls.

Externally: To the front of the property there is a good sized block paved driveway leading to the garage which has an up and over door. The rear of the property isn't overlooked and has a large garden which leads to an ample decking area with space for a shed.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.09 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 29 September 1967

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. 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 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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