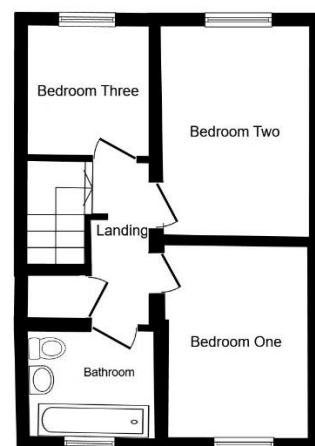
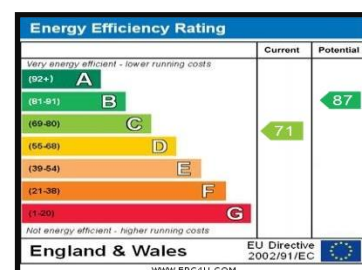


Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co



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ANFIELD ROAD, GREAT LEVER, BL3 3DA



- Three bedroom semi detached
- Superbly presented throughout
- Set in a popular residential location
- Beautiful kitchen / diner
- Stylish white bathroom suite
- 3 professional fitted bedrooms
- Generous garden area, off road parking
- Gas combi ch, UPVC DG, CCTV



Offers in the Region Of £185,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A superbly presented three bedroom family home setting a consistently popular residential location, being within an easy reach of popular schools, houses of worship, lovely countryside, shops, the Royal Bolton Hospital and easy access to the motorway network. The property has been significantly improved with a beautiful kitchen/diner, stylish white family bathroom suite and high specification fitted bedroom furniture to each of the three bedrooms. The accommodation extends to around 710 ft.²/66 m² and briefly comprises: Entrance porch, living room with fabulous flooring, superb fitted kitchen diner with sliding patio doors off to the rear garden, first floor landing, three beautifully fitted bedrooms and a stunning white bathroom suite. The property is set in a plot of around 0.05 of an acre with a generous lawn area and patio space, a pretty front garden and private off-road driveway car parking. The property benefits from a modern gas combination central heating boiler, UPVC double glazing, fitted CCTV cameras, a competitive Council Tax Band rating of B, and a good EPC rating of C, is superbly presented throughout. In our opinion it is ready to move the family straight into. There is so much to admire that a personal viewing comes with our highest recommendations. In the first instance there is a walk-through viewing video available to watch and then a personal viewing 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:

Entrance Porch: 4' 11" x 3' 4" (1.492m x 1.004m) UPVC window to the side of the entrance door, wall mounted fuse box, radiator, quality flooring flows through the entrance porch and into the living room.

Living Room: 14' 11" x 13' 2" (4.553m x 4.013m) UPVC window to the front with fitted blinds, radiator, stairs off to the first floor, under stairs storage space.

Kitchen diner: 14' 10" x 9' 8" (4.520m x 2.937m) A beautiful professionally fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, double oven / grill, induction hob with extractor over, sliding UPVC patio doors open out to the rear garden, additional UPVC window, beautiful flooring, tall feature radiator, wall mounted Vaillant gas combination central heating boiler.

First floor landing: 9' 4" x 6' 4" (2.839m x 1.918m) UPVC window to the side with fitted blinds, loft access point, stylish radiator, built-in storage space over the stairs.

Master Bedroom: 10' 9" x 8' 4" (3.289m x 2.537m) Fitted with quality and stylish furniture offering a wonderful range of wardrobes, drawers, bedside drawers, display shelving and bridging cabinets, stylish central light fitting, built-in plinth spotlighting, stylish radiator, UPVC window with fitted blinds, The beautiful flooring on the landing flows through the three bedrooms.

Bedroom Two: 10' 4" x 8' 1" (3.139m x 2.472m) The second bedroom is also fitted with quality furniture offering wonderful storage facilities including wardrobes, bedside drawers, bridging cabinets, display shelving and dressing/study space, stylish radiator, UPVC window with fitted blinds, plinth spotlighting which can change colour with a remote control.

Bedroom Three: 7' 1" x 6' 5" (2.167m x 1.947m) Third bedroom is also professionally fitted with wardrobes, study/dressing space, display shelving and bridging cabinets, UPVC window to the rear with fitted blinds, radiator, remote control operated plinth spotlighting.

Bathroom: 6' 2" x 6' 0" (1.878m x 1.834m) A beautiful white stylish bathroom suite comprising: dual WC, wash hand basin and bath with fitted shower screen and superb shower over complete with overhead shower, body jets and handheld shower options, heated towel rail, stylish wall and floor tiling, inset spotlighting, UPVC window, extractor fan.

Outside: Fully enclosed rear garden which offers a relatively level family friendly space with generously proportioned land area, patio space and easy maintenance shed. The front garden is neatly laid to lawn.

Plot size: The overall approximate plot size is around 0.05 of an acre.

Parking: There is private off-road driveway car parking.

Tenure: Cardwells Estate Agents Bolton pre marketing research indicates that the property is Freehold.

Flood Risk Information. Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having "No Risk" of flooding.

Conservation Area. Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

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.

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 at your convenience.

Thinking of selling or letting a property 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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 Estate Agents Bolton 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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