



Independent Estate Agents
Cardwells Est. 1982

www.cardwells.co.uk

SILVERBELL CLOSE, DARCY LEVER, BL3 1AF



- Lovely detached house
- Modern development, small cul-de-sac
- Well presented, contemporary interior
- 3 bedrooms, en suite shower room
- Kitchen dining room with bi-fold doors
- NHBC warranty remaining
- Driveway and off road parking
- House is ready to move into



£279,950

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 11 Institute St, Bolton, BL1 1PZ
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 E: bolton@cardwells.co.uk

BURY
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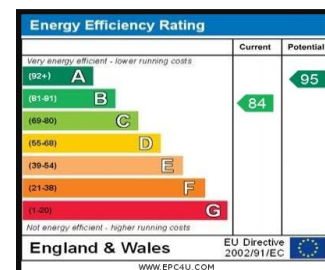
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells are delighted to offer for sale this modern three bedroom detached house., situated on a small cul-de-sac. The property is very well presented throughout with many features including, oak wooden flooring, a spacious kitchen dining room, master bedroom with an en-suite shower room. The property was constructed in 2017 and still has several years remaining on the NHBC warranty. Silverbell Close is conveniently placed for commuting throughout the North-West, with easy access to Leverhulme Park, Bolton and Bury town Centre. The accommodation briefly comprises Entrance hall, guest WC, lounge with UPVC double glazed French doors and an open plan kitchen dining room. Upstairs there are three good sized bedrooms and a bathroom. The master bedroom has an en-suite shower room. Outside there are gardens to the front and rear, along with a driveway which provides ample off-street parking for several vehicles. The property also benefits from UPVC double glazing and gas central heating. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall: UPVC double glazed front door leading to entrance hall, oak wooden flooring, radiator.

Guest wc: UPVC frosted double glazed window to the front aspect, close coupled WC, wash hand basin with mixer tap inset to a vanity unit, tiled splashback, chrome plated towel rail.

Open plan kitchen dining room: 2 UPVC double glazed windows to the front and side aspect, matching bi-folding doors to the garden aspect, range of modern fitted wall and base units with complementary worktop surfaces and tiled splashbacks, sink unit with mixer tap, built in oven, inset flooring, gas burner hob, stainless steel splashback and extractor hood above, space for a washing machine and a dishwasher, integrated fridge freezer, recess display lighting beneath the wall units, radiator, inset spotlights to the ceiling.

Lounge: 2 UPVC double glazed windows to the front aspect, UPVC double glazed French doors to the rear garden aspect, solid oak flooring, radiator, built in under stairs storage cupboard.

Dining Area: From the kitchen dining room, there is an open plan spindled staircase with oak treads leading to the landing. UPVC frosted double glazed window to the rear aspect, solid oak flooring, radiator, access to the loft, built in storage cupboard, doors lead to:

Master bedroom: UPVC double glazed window to the front aspect, solid oak flooring, radiator.

En-suite: UPVC frosted double glazed window to the front aspect, shower cubicle, close coupled WC, wash hand basin with mixer tap, part tiling to the walls, Chrome plated towel rail, fitted storage cupboard, inset spotlights to the ceiling. The vendor informs us that the cupboard can be removed without leaving any marks.

Bedroom Two: UPVC double glazed window to the front aspect, solid oak flooring, radiator.

Bedroom Three: (Currently being used as a dressing room), 2 UPVC double glazed windows to the side and rear aspect, solid oak flooring fitted clothing rails and shelving, radiator. The vendor informs us that the rails can be removed easily & used as single room without leaving any marks.

Bathroom: UPVC frosted double glazed window to the side aspect, contemporary white suite comprising, enclosed bath with mixer tap and a shower above, close couple WC, wash hand basin with mixer tap, fitted vanity unit below, part tiling to the walls, chrome plated towel rail, extractor fan, inset spotlights to the ceiling.

Outside: There is a paved and gravelled garden with feature plants displays, which continues along the side elevation, where you find a gate gives access to the rear garden. There is a laid to lawn garden with paved areas. A gate gives access to the driveway which provides ample off-street parking for several vehicles.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204381281, 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 C £1909 per annum

Flood risk information: Cardwells estate agents Bolton research shows the property is in a no risk flood 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 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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