



WOODLAND AVENUE, GREAT LEVER, BL3 2LR



- Stunning bay fronted semi detached
- Beautifully presented throughout
- Three fitted bedrooms
- Modern fitted kitchen and family room
- Utility and cloakroom/wc
- Modern shower room
- Lovely rear garden
- Driveway for two cars



Offers in the Region Of £280,000

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

Incorporating: Wright Dickson & Catlow, WDC Estates

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Stunning semi detached family home located in a quiet and secluded spot on Woodland Avenue, Great Lever. The property is situated close to many local amenities and commuter routes with St Peter's Way and the M61 motorway being a short drive away. The property is also ideally placed for local schools and the Royal Bolton hospital. Internally the property offers good sized accommodation throughout and comprises an entrance hallway, lounge, kitchen and dining area, wc and utility to the ground floor with three good sized bedrooms (all with fitted wardrobes) and a shower room to the first floor. Externally there is block paved driveway parking for two cars and a low maintenance garden to the front. To the rear of the property, there is a flagged patio area with a flagged pathway leading through the middle of the lawned garden to the two sheds at the rear. 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, laminate effect flooring, radiator, under stairs storage.

Lounge: 12' 9" x 10' 9" (3.88m x 3.28m) Wall lamps, radiator, double glazed bay window to the front, feature gas stove, ceiling light points.

Kitchen Area: 14' 5" x 9' 6" (4.39m x 2.89m) Downlights, skylight, double glazed window overlooking the garden, double glazed French doors leading to the patio, wall mounted vertical ladder radiator, laminate effect flooring, range of fitted wall and base units with integral extractor fan, induction hob, electric oven, microwave, dishwasher, fridge, sink with mixer tap and drainer, tiled splashback to the walls, open to the dining room.

Cloakroom/wc: 3' 3" x 3' 1" (0.99m x 0.95m) Wall lamp, skylight, wc, wash hand basin, radiator, laminate effect flooring, tiled splashback to the walls.

Utility Room: 8' 0" x 7' 1" (2.43m x 2.17m) Ceiling light point, roller shutter door to the front, wall mounted boiler, space for a washing machine, dryer, fridge/freezer.

Dining Room: 12' 11" x 11' 7" (3.93m x 3.54m) Currently used as a family room, ceiling light point, double glazed window overlooking the garden to the rear, radiator, laminate effect flooring.

Landing: Ceiling light point, double glazed window to the side, loft access with pull down ladder.

Bedroom 1: 11' 10" x 11' 6" (3.61m x 3.50m) Ceiling light point, double glazed bay window to the front, radiator, fitted wardrobes.

Bedroom 2: 12' 0" x 11' 3" (3.67m x 3.43m) Radiator, ceiling light point, double glazed window overlooking the rear garden, fitted wardrobes.

Bedroom 3: 8' 0" x 6' 11" (2.43m x 2.12m) Ceiling light point, double glazed window to the front, radiator, fitted wardrobes.

Bathroom: 7' 1" x 5' 8" (2.15m x 1.72m) Downlights, double glazed window to the rear, extractor fan, wall mounted ladder radiator, three piece suite incorporating a vanity unit with wash hand basin, wc, walk in shower cubicle.

Externally: To the front of the property there is block paved driveway parking for two cars and a low maintenance garden. To the rear of the property, there is a flagged patio area with a flagged pathway leading through the middle of the lawned garden to the two sheds at the rear.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.06 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold -999 years from 1 May 1928

Council Tax: 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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