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OXFORD ROAD, LITTLE LEVER, BL3 1DY



- Bay fronted semi detached
- Cul -de-sac location
- Excellent local amenities
- 2 bedrooms, kitchen dining room
- Modern shower room
- Gardens front & rear
- Easy access to transport links
- Viewing highly recommended



Offers in the Region Of £189,950

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A traditional two bedroom semi detached house situated in a cul-de-sac location. Close to excellent good amenities, Little lever has an array of local shops, pubs, schools and easy access to transport links, Bolton and Bury town Centres. The property is very well presented and would make an ideal first time purchase or family home. The accommodation briefly comprises Entrance vestibule, lounge and a kitchen dining room. Upstairs there are two good sized bedrooms and a modern fitted shower room. Outside, there are gardens to the front and rear. 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:

Vestibule: UPVC double glazed front door leading to the vestibule, with dado rail, picture rail.

Lounge: 12' 7" x 14' 6" (3.83m x 4.42m) UPVC double glazed bay window to the front aspect, feature fireplace, radiator, coving and rose to the ceiling.

Inner Hallway: Staircase to the landing, door leading to:

Kitchen dining room: 10' 7" x 14' 7" (3.22m x 4.44m) UPVC double glazed French doors to the rear aspect, UPVC double glazed window to the side aspect, range of modern fitted wall and base units with complementary work surfaces and splashbacks, stainless steel sink unit with mixer tap, space for a cooker with a stainless steel extractor hood above, space for a washing machine space for a tumble dryer, integrated dishwasher, radiator, inset spotlights to the ceiling, under stairs storage.

Landing: UPVC double glazed window side aspect, access to the loft, radiator, doors lead to:

Bedroom One: 11' 1" x 14' 7" (3.38m x 4.44m) UPVC double glazed window to the front aspect, radiator below, fitted wardrobes with overhead storage cupboards and matching drawers, picture rail.

Bedroom Two: 11' 0" x 8' 3" (3.35m x 2.51m) UPVC double glazed window to the rear aspect, radiator below, picture rail, access to the loft.

Shower Room: 5' 0" x 7' 3" (1.52m x 2.21m) UPVC frosted double glazed window to the rear aspect, contemporary suite comprising, shower cubicle, close coupled WC wash hand basin with mixer tap inset to a vanity unit, heated towel rail, inset spotlights to the ceiling.

Externally: There is a laid to lawn enclosed garden with a paved pathway which continues along the side elevation to the rear garden. There is a paved patio and a laid to lawn area to the rear and a useful detached storage building.

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

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Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 6 July 1933.

Council Tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1,670.

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.

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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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