



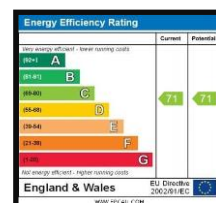
FEARNEY SIDE, LITTLE LEVER, BL3 1BU



- Semi detached family home
- Three to four bedrooms
- Accommodation over three floors
- Beautiful gardens to the front and rear
- Driveway and garage parking
- Quiet cul-de-sac position
- Gas central heating and double glazing
- Close to local amenities and commuter routes



Ground Floor First Floor Second Floor



£260,000

Situated within a quiet cul-de-sac is this beautifully presented semi detached family home which has accommodation over three floors. This superb home is located close to many local amenities and is just a short drive from either Bolton or Bury town centres with the Metrolink in Radcliffe again a short drive away. Internally the property comprises an entrance hallway, shower room/wc, utility and bedroom four to the ground floor with a good sized lounge and kitchen/diner to the first floor plus three bedrooms, the master with en-suite and family bathroom to the first floor. Externally to the front of the property there is driveway parking leading to the integrated garage, which is currently used as a games room. To one side of the driveway there is a low maintenance flagged front garden and to the other there is a lawn garden with low maintenance pebbled borders and a path which leads to the gate which gives access to the rear of the house. To the rear of the property, there is a flagged patio area which extends round the side of the property to a secluded seating area with gate leading to the front of the property. The rear garden is low maintenance and has an artificial grass lawn with pebbled borders surrounding. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01294381281 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.

Sitting Room/Bedroom 4: 10' 8" x 8' 6" (3.24m x 2.60m) Ceiling light point, radiator, laminate effect flooring, fitted wardrobes, double glazed French doors leading to the patio.

Utility: 6' 8" x 6' 6" (2.04m x 1.97m) Radiator, extractor fan, fitted wall and base units with space for a washing machine, wall mounted boiler, stainless steel sink with mixer tap and drainer, ceiling light point, tiled splash back to the walls.

Garage: 16' 7" x 8' 6" (5.05m x 2.59m) Currently used as a bar/games room, ceiling light point, electrical points, electric roller shutter door.

Shower Room: 9' 9" x 2' 9" (2.96m x 0.85m) Extractor fan, wall mounted vertical ladder radiator, three piece suite incorporating a wc, wash hand basin, ceiling light point, walk in shower.

First floor landing: Ceiling light point, radiator, double glazed window to the front, stairs to the second floor.

Kitchen/diner: 16' 6" x 8' 11" (5.04m x 2.72m) Radiator, double glazed French doors to the Juliet balcony at the front, range of fitted wall and base units with integrated extractor fan, five ring gas hob, electric oven, space for a fridge/freezer, one and a half bowl sink with mixer tap and drainer, ceiling light point, tiled splashback to the kitchen walls.

Lounge: 15' 8" x 10' 9" (4.78m x 3.28m) Ceiling light point, radiator, double glazed window over looking the garden, double glazed French doors to the Juliette balcony.

Second floor landing: Ceiling light point, radiator, loft access with pull down ladder, boarded with lighting.

Bedroom 1: 12' 0" x 12' 5" (3.67m x 3.78m) Ceiling light point, double glazed window to the front, radiator, fitted wardrobes, door to the en-suite.

En-suite: 7' 7" x 6' 4" (2.32m x 1.93m) Downlights, extractor fan, double glazed window to the front, storage cupboard, wall mounted vertical ladder radiator, three piece suite incorporating a wc, wash hand basin, walk in shower cubicle, tiled splashback to the walls.

Bedroom 2: 9' 7" x 9' 1" (2.93m x 2.77m) Ceiling light point, radiator, double glazed window to the rear over looking the garden.

Bedroom 3: 10' 10" x 6' 3" (3.30m x 1.91m) Ceiling light point, radiator, double glazed window overlooking the garden to the rear.

Family bathroom: 7' 5" x 5' 7" (2.27m x 1.70m) Downlights, extractor fan, double glazed window to the side, wall mounted vertical ladder radiator, three piece suite incorporating a wc, wash hand basin, panelled bath with mixer tap and shower above, tiled splashback back to the walls.

Externally: The front of the property there is driveway parking leading to the integrated garage. To one side of the driveway there is a low maintenance flagged front garden and to the other there is a lawn garden with low maintenance pebbled borders and a path which leads to the gate to the rear of the house. To the rear of the property, there is a flagged patio area which extends round the side of the property to a secluded seating area with gate leading to the front of the property. The rear garden is low maintenance and has an artificial grass lawn with pebbled borders surrounding.

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold, 999 years from 1 January 2007, we are advised the ground rent is £150 per annum

Council tax: Cardwells estate agents Bolton research shows the property is band C, £1909 per annum

Conservation area: Cardwells estate agents Bolton research shows the property is not in a conservation area.

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

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.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

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

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

