

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (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

PARAMEL AVENUE, LITTLE LEVER, BL3 1PS



- Detached family home
- Three bedrooms
- En-suite bathroom and downstairs Wc
- Lounge and conservatory
- Driveway and garage parking
- Needs modernisation
- No onward chain
- Close to local amenities



Offers in the Region Of £250,000

BOLTON

11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

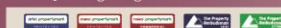
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LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with NO ONWARD CHAIN is this detached family home located on a quiet cul-de-sac just off Tong Road in Little Lever. The property is well placed for many local amenities, commuter routes, schools, pubs and restaurants. Both Bury, Bolton and Radcliffe town centres are within easy reach with beautiful countryside walks also on your doorstep. The property does require some modernisation and comprises an entrance hallway, cloakroom/wc, lounge, kitchen/diner and conservatory to the ground floor with three good sized bedrooms, the master with en-suite and family bathroom to the first floor. Externally there is driveway parking leading to a single garage at the front. The garden is mainly to the side of the property and has a flagged patio area with a lawn and gravel path leading behind the property to a low maintenance gravel area with hardstanding for a shed and a gate leading to the front. 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, under stairs storage cupboard, laminate effect flooring, radiator.

Lounge: 17' 10" x 10' 10" (5.43m x 3.29m) Dual aspect double glaze windows to the front and the side, radiators, electric fire and feature surround, ceiling light point.

Kitchen/Diner: 17' 10" x 9' 9" (5.43m x 2.96m) Double glazed window to the front, radiator, range of fitted wall and base units with extractor fan, integrated electric hob and electric oven, integrated dishwasher, space for a washing machine and fridge freezer, one and a half bowl stainless steel sink with mixer tap and drainer, ceiling light point, tiled splashback to the walls, laminate effect flooring.

Conservatory: 8' 8" x 11' 1" (2.63m x 3.39m) Downlights, radiator, double glazed windows, double glazed French doors to the front, laminate effect flooring.

Guest wc: 5' 11" x 2' 9" (1.80m x 0.84m) Ceiling light point, radiator, WC, wash hand basin, extractor fan, laminate effect flooring.

Landing: Ceiling light point, loft access.

Bedroom One: 11' 3" x 11' 0" (3.43m x 3.35m) Double glazed window to the side, radiator, ceiling light point, fitted wardrobes.

En-suite: 6' 3" x 7' 11" (1.90m x 2.41m) Double glazed window to the front, extractor fan, radiator, three-piece suite incorporating a WC, wash hand basin, walk-in shower cubicle, tiled splashback to the walls.

Bedroom Two: 10' 10" x 9' 11" (3.29m x 3.02m) Double glazed window to the side, radiator, fitted mirror wardrobes, ceiling light point.

Bedroom Three: 6' 8" x 12' 1" (2.03m x 3.69m) Radiator, double glazed window to the front, ceiling light point.

Bathroom: 6' 8" x 6' 9" (2.04m x 2.06m) Ceiling light point, extractor fan, double glazed window to the front, radiator, three-piece suite incorporating a WC, wash hand basin, panelled bath, tiled splashback to the walls.

Outside: To the front of the property there is a driveway parking leading to a single garage. The garden is mainly to the side of the property and has a flagged patio area with a lawn and gravel path leading behind the property to a low maintenance gravel area with hardstanding for a shed and a gate leading to the front.

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 Freehold.

Council Tax: Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £2,015

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.

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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