



DUNCOMBE ROAD, GREAT LEVER, BL3 3FD



- 3 bedroom quasi semi
- Very popular & convenient location
- Ideal family home or 1st time purchase
- Good local amenities
- Easy access to transport links
- Lounge, kitchen dining room
- Enclosed garden to rear
- Viewing recommended



£174,950

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



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.



Cardwells are pleased to offer for sale this three bedroom 'quasi' semi detached house, situated in a very popular location. The property would make an ideal first time purchase or as a family home. There are good amenities within close proximity, including schools shops and easy access to the motorway network. Viewing is highly recommended through Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk The accommodation briefly comprises, Entrance porch, guest WC room, lounge and a kitchen dining room. Upstairs there are three bedrooms and a bathroom. Outside there are gardens to the front and rear, along with a paved driveway which provides ample off street parking. The property also benefits from uPVC double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Frosted double glazed front door leading to

Entrance porch: Radiator.

Guest w.c room: uPVC frosted double glazed window front aspect, close coupled WC, wash basin, tiled splashback, radiator.

Lounge: 13' 1" x 15' 0" (3.98m x 4.57m) uPVC double glazed window front aspect, radiator below, built in under stairs storage cupboard, spindled staircase to the landing.

Kitchen dining room: 15' 0" x 9' 3" (4.57m x 2.82m) uPVC double glazed French doors and window garden aspect, fitted wall and base units with complementary work surfaces, tiled splashbacks, built in oven and grill, inset halogen hob, stainless steel extractor canopy above, stainless steel sink unit with mixer tap, space for a washing machine and a dishwasher, radiator.

Landing: uPVC double glazed window side aspect, access to the loft, built in airing cupboard

Bedroom 1: 12' 3" x 8' 6" (3.73m x 2.59m) uPVC double glazed window front aspect, radiator below.

Bedroom 2: 10' 6" x 8' 7" (3.20m x 2.61m) uPVC double glazed window rear aspect, radiator below.

Bedroom 3: 7' 2" x 6' 10" (2.18m x 2.08m) uPVC double glazed window rear aspect, radiator.

Bathroom: 6' 1" x 6' 0" (1.85m x 1.83m) uPVC frosted double glazed window front aspect, white suite comprising, enclosed bath with a separate shower, wash basin with mixer tap, close coupled WC, tiling to the walls, extractor fan.

Outside: To the front there is an open plan laid to lawn garden and a paved driveway, which leads along the side elevation. A gate gives access to the rear garden. To the rear there is a generous size garden which is mostly laid to lawn with a paved patio.

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

Tenure: Cardwells estate agents Bolton research indicates the property is Freehold.

Council tax: Cardwells estate agents Bolton research indicates the property is band B £1763

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

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

