



Floor Plan

LADYSHORE ROAD, LITTLE LEVER, BL3 1JZ



- Individual detached true bungalow
- No upward chain involved
- Large plot, lovely gardens
- Semi rural location
- Offers great potential
- 3 double bedrooms 2 bathrooms
- Close to the village centre
- Excellent amenities



Offers in the Region Of £425,000

BOLTON

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BURY

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Offered for sale with 'no upward chain involved', a rare opportunity to purchase this individually built detached true bungalow, situated in a semi rural location. The property was constructed during the 1970s on a generous sized plot creating a wonderful family home. The area is well served with local shops good schools and lovely scenic walks and countryside on the doorstep. The property offers excellent potential to improve further. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk The spacious accommodation briefly comprises Entrance hall, large lounge, kitchen dining room, two bathrooms and three double bedrooms. There are substantial gardens which surround the property along with a paved driveway which leads to a double attached garage with a roller shutter door . The property also benefits from double glazing to the majority and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: Radiator, built-in storage cupboard doors lead to

Lounge: 24' 0" x 18' 0" (7.31m x 5.48m) uPVC double glazed window front aspect, uPVC double glazed sliding door rear garden as aspect., feature ornamental stone fireplace incorporating an electric fire, two radiators.

Kitchen dining room: 18' 0" x 11' 7" (5.48m x 3.53m) uPVC double glazed window, timber framed door rear garden aspect, wooden fronted fitted wall and base units with complementary work surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, built in oven, stainless steel gas burner hob, extractor hood above, space for a fridge, radiator, integral door leading to the garage.

Bedroom 1: 16' 0" x 13' 6" (4.87m x 4.11m)uPVC double glazed window front aspect, radiator below.

Bedroom 2: 15' 5" x 12' 0" (4.70m x 3.65m)uPVC double glazed window front aspect, radiator below.

Bedroom 3: 12' 1" x 12' 0" (3.68m x 3.65m)uPVC double glazed window front aspect

Family bathroom: 11' 10" x 8' 0" (3.60m x 2.44m) uPVC frosted double glazed window front aspect, contemporary suite comprising, enclosed bath with mixer tap, wash basin with mixer tap, close coupled WC, tiled shower cubicle, tiling to the walls and floor, two heated towel rails, inset spotlights to the ceiling

Bathroom 2: 7' 4" x 6' 4" (2.23m x 1.93m) uPVC frosted double glazed window, front aspect, enclosed bath with mixer tap and a separate shower above, close coupled WC, wash basin with mixer tap, tiled floor, tiling to the walls, chrome plated towel rail.

Outside: There are substantial gardens to three sides of the property. The front and side gardens are mostly laid to lawn and continue to the rear. A paved driveway provides ample off-street parking, with fruit trees aside, leading to a double attached garage with a roller shutter door.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.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 F £3274 per annum

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

