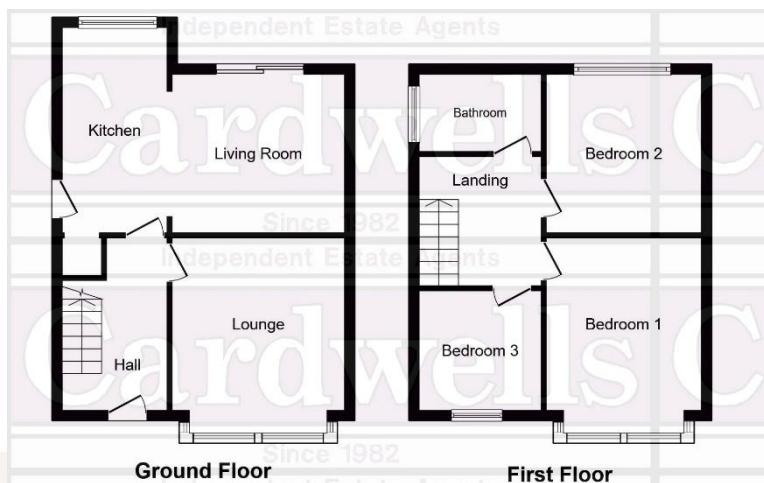


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WILBY AVENUE, LITTLE LEVER, BL3 1QE



- Stylish, beautiful family home
- Three good bedrooms
- Open plan kitchen/diner/family rm
- Integrated appliances, beautiful kit
- Family friendly enclosed gardens
- Ready to move into
- uPVC DG, gas combi C.H
- Circa 818 sq ft/76 sqm, 0.05 of an acre



Offers in the Region Of £249,995

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.



A beautifully presented three bedroom semi detached family home which is virtually ready to move your furniture straight into. Enjoying a fully enclosed, family friendly, back garden with lawn and space ideal for alfresco dining and private off-road driveway parking. Situated in an area of consistent demand, locally there are popular schools, shops, houses of worship, excellent transport links, easy access to both Bolton and Bury plus there is beautiful local countryside just a short walk away. The well presented home briefly comprises: reception hallway with stylish flooring which flows through into the rest of the ground floor, bay window living room with feature fireplace and fitted shutters, stylish open plan kitchen/diner/family room which is flooded with a natural light from the uPVC double doors which open out onto the rear garden, integrated dishwasher, integrated washing machine etc, first floor landing, three good bedrooms and a stylish bathroom suite. The family home benefits from gas combination central heating, uPVC double glazing that really is a great deal to admire. In the first instance there is a walkthrough viewing video available to watch, then a personal inspection which can be arranged by calling: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway: 10' 7" x 5' 11" (3.22m x 1.80m) Composite entrance door, understairs storage housing the meter cupboards, turning staircase to the landing, stylish radiator, quality flooring.

Lounge: 13' 6" x 11' 4" (4.11m x 3.45m) uPVC double glazed window, stylish radiator, fitted shutters, quality flooring, flows from the hall into the lounge, feature fireplace

Dining kitchen: 14' 10" x 17' 9" (4.52m x 5.41m) Bespoke extending dining kitchen comprising; sink unit with mixer tap over, matching gloss base and wall units, oven/grill, four ring hob with extractor above, integrated dishwasher and washing machine, quality flooring, uPVC double glazed window, double uPVC doors leading into the garden, stylish radiator, inset ceiling lights.

Landing: 7' 2" x 7' 9" (2.18m x 2.36m) Fitted carpets, frosted uPVC double glazed window, drop down ladder to loft.

Bedroom 1: 11' 8" x 9' 10" (3.55m x 2.99m) Fitted carpets, uPVC double glazed window, shutters, stylish radiator.

Bedroom 2: 11' 1" x 9' 11" (3.38m x 3.02m) Fitted carpets, uPVC double glazed window, fitted blinds, stylish radiator.

Bedroom 3: 7' 1" x 7' 7" (2.16m x 2.31m) Fitted carpets, uPVC double glazed window, fitted shutters, stylish radiator.

Bathroom: 6' 2" x 7' 5" (1.88m x 2.26m) Very well appointed modern three piece suite comprising dual flush, wash basin on a vanity unit, bath with T bar mixer hand held shower and rainfall showerhead, airing cupboard housing the gas combination boiler, quality floor and wall tiling, frosted uPVC double glazed window.

Parking: Driveway parking to the front.

Garden: The rear garden is fully enclosed and offers superb family space with lawn, space for al fresco dining, patio area, shed etc.

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

Bolton council tax: The property is situated within the borough of Bolton and as such the council tax is payable to Bolton Council, the council tax band rating is B which is at an approximate annual price of around £1,763

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold (details to be confirmed by vendor), we are advised the ground rent is £8 per annum.

Conservation area: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is not within a conservation area.

Flood risk information: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is regarded as having a "very low" risk of flooding.

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.

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

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.

