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WHITEOAK VIEW, DARCY LEVER, BL3 1ST



- Stylish semi detached
- Three fitted bedrooms
- Conservatory extension
- Fitted kitchen
- Stylish interior decor
- Gardens to front and rear
- Off-road parking
- Early viewing advised



£260,000

BOLTON

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Located in a sought after modern development of similar executive housing, this stylish semi detached offers spacious, flexible accommodation, lovely gardens and off-road parking. Located close to Leverhulme Park and having good access to wide ranging amenities, bus routes and road networks, this lovely property would make the ideal family home. The stylish accommodation briefly comprises entrance hall, lounge, fitted dining kitchen, conservatory with solid roof, three fitted bedrooms and a modern shower room with three piece suite. Externally, the property enjoys gardens to the front side and rear with off-road parking to the side. Early viewing is strongly advised to fully appreciate the style and size of the accommodation on offer and can be arranged via our Cardwells Estate Agents Bolton office on (01204) 381281 via email at bolton@cardwells.co.uk or online at cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall: Double glazed door to the front elevation leading into the hall. Stairs lead off to the first floor landing. Radiator.

Lounge: 14' 9" x 9' 6" (4.5m x 2.9m) Double glazed window to the front elevation. Focal fireplace. Laminate floor. Radiator. Arch through to the dining kitchen.

Dining kitchen: 14' 9" x 11' 10" (4.5m x 3.6m) Double glazed window to the rear elevation. Opens onto the conservatory. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Four burner gas hob. Extractor hood over. Electric double oven. Plumbed for washing machine. Laminate flooring. Opens onto the conservatory.

Conservatory: 11' 10" x 9' 10" (3.6m x 3.0m) Double glazed windows to 3 elevations. Double glazed French doors to the side providing access to the garden. Skylight window to the roof. Laminate floor to match.

First floor landing: Stairs lead off the hole to the first floor landing. Loft access.

Bedroom 1: 14' 5" x 8' 10" (4.4m x 2.7m) Two double glazed windows to the front elevation. Fitted wardrobes. Airing cupboard. Radiator.

Bedroom 2: 9' 6" x 7' 7" (2.9m x 2.3m) Double glazed window to the rear elevation. Fitted wardrobes.

Bedroom 3: 8' 2" x 6' 7" (2.5m x 2.0m) Double glazed window to the rear elevation. Fitted wardrobes. Radiator.

Shower room: 7' 7" x 5' 7" (2.3m x 1.7m) Double glazed window to the side elevation. Modern three-piece suite comprising walk-in shower cubicle, vanity sink and close coupled WC. Part tiled elevations. Chrome heated towel rail.

Outside: The front of the property enjoys a neat garden area laid mainly to lawn with tarmac driveway leading to the side providing parking for up to vehicles. The rear of the property enjoys a lovely landscaped garden with gravel patio and steps leading up to the main garden area with artificial grass and further terraced seating section beyond.

Viewings: For all viewings please contact 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 B annual cost of £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.

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

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