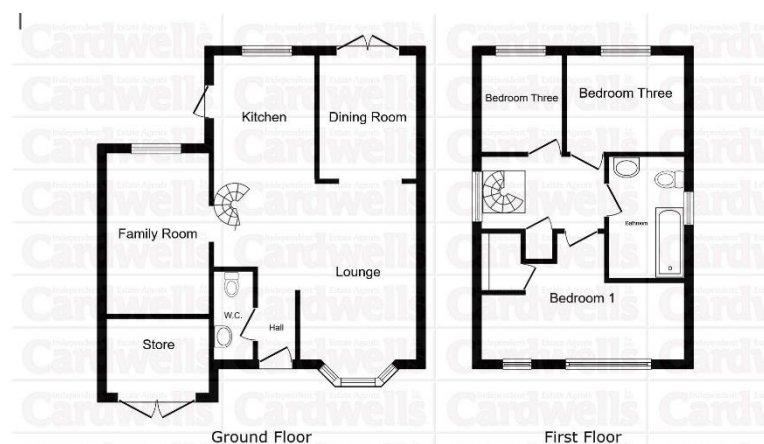
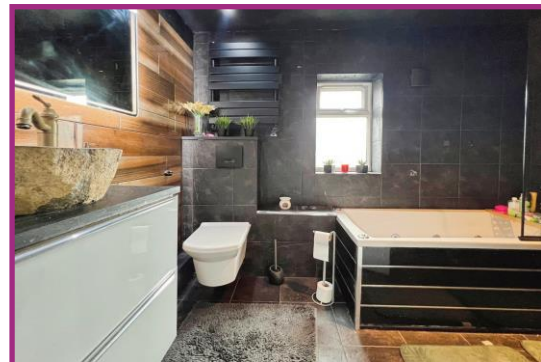




Independent Estate Agents
Cardwells
Est. 1982

Independent Estate Agents
Cardwells
www.cardwells.co.uk

FRESHFIELD AVENUE, GREAT LEVER, BL3 3FB



- Beautiful countryside views
- Wonderful detached family home
- 3 superb bedrooms (potential for 4)
- 3 reception rooms, GF guest WC
- Stylish kitchen with appliances
- Beautiful family bathroom suite
- Wonderful gardens, lawns & covered patio
- Hot tub included, driveway parking.



£355,000

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 much improved three bedroom detached family home enjoying a wonderful position on a cul-de-sac with splendid countryside views to the front. Situated within a consistently popular residential area the family home has a rural feel yet is within easy reach of the Royal Bolton Hospital, popular schools, shops, houses of worship and easy access to the motorway and railway networks. The property has been notably improved by our client with the ground floor enjoying an open plan flow of family friendly accommodation flooded with natural light, briefly comprising: reception hallway, bay window lounge, dining room, family room, stylish fitted kitchen, ground floor guest WC, spiral staircase up to the first floor, landing, generous master bedroom, double second bedroom, bedroom three and beautiful family bathroom suite. Externally there are wonderful rear gardens with a lawn area ideal for children to play, and excellent covered terrace space perfect for entertaining and alfresco dining and ideal for enjoying a dip in the hot tub which is included in this sale. There is private driveway parking to the front and built-in storage space accessed from the end of the driveway. The family home benefits from gas combination central heating, uPVC double glazing and to reiterate, the property is available with no further upward chain delay, therefore it is hoped a prompt completion can be arranged once the sale is agreed.

All that is on offer can only be fully appreciated via a personal viewing. In the first instance a walk-through viewing video is available to watch and then a personal viewing appointments 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:

Reception hallway: Tall feature radiator, quality flooring which flows throughout the hallway lounge and kitchen.

Guest w.c: 6' 11" x 2' 9" (2.104m x 0.848m) Stylish and modern two-piece white suite comprising: WC and wash hand basin with built on the storage space, uPVC window to the front, spot lighting, stylish wall and floor tiling, tall anthracite radiator.

Lounge: 14' 6" x 8' 7" (4.422m x 2.604m) Measured at maximum points into the uPVC Bay window through which the wonderful countryside views can be appreciated, stylish fitted blinds, tall anthracite radiator, the lounge area opens directly into the dining room, kitchen and family room.

Dining room: 9' 8" x 7' 3" (2.949m x 2.211m) uPVC double patio doors which open out onto the rear garden, radiator, the stylish freestanding wardrobe is included in the sale.

Family room: 8' 0" x 12' 6" (2.426m x 3.820m) uPVC window, tall anthracite radiator, the family room has been created from the previous garage.

Kitchen: 9' 8" x 7' 8" (2.949m x 2.327m) Stylish fitted kitchen with an excellent range of matching: drawers, base and wall cabinets tall fridge freezer and washing machine are included within the sale as is the oven/grill, electric hob, extractor and the high pressure hose tap over the sink, concealed gas combination central heating boiler, uPVC window overlooking the rear garden, uPVC door off to garden, stylish anthracite radiator, spiral staircase off to the first floor.

First floor landing: uPVC window to side, a spacious landing area with the spiral staircase leading down to the ground floor and drop down ladder access to the loft storage space, built-in storage space.

Master bedroom: 15' 9" x 12' 6" (4.812m x 3.808m) Measured at maximum points. Two uPVC windows to the front which each enjoys the lovely countryside views, fitted blinds, built-in walk in style wardrobe/storage space, radiator, spot lighting, two radiators. There maybe potential with internal modification that this room could be split and a possible fourth bedroom or en suite could be created. Any modifications would of course need to be subject to all relevant permissions and regulations where appropriate.

Bedroom 2: 9' 2" x 7' 7" (2.798m x 2.303m) uPVC window to the rear overlooking the garden, spot lighting, and radiator.

Bedroom 3: 7' 8" x 6' 6" (2.331m x 1.990m) uPVC window overlooking the rear garden, radiator.

Bathroom: 9' 7" x 5' 11" (2.920m x 1.797m) A superbly presented bathroom suite complete with: Jacuzzi style bath with fitted glass shower screen and shower facilities, dual flush WC and beautiful natural stone style sink, heated towel rail, illuminating mirror, stylish ceramic tiling to the floors and the walls, spot lighting, uPVC window.

Garden: The rear garden is fully enclosed and has been thoughtfully improved and designed to offer superb family friendly garden space. There is lawn area ideal for children to play and superb covered patio space perfect for alfresco dining and entertaining and the property is offered for sale complete with the hot tub which is in situ in the garden. The front garden is neatly laid to lawn with smalls orb saplings planted to create a natural border in due course. The front section of the former garage accessed from the end of the driveway is ideal space for storage.

Parking: Parking there is private off-road driveway car parking.

Plot size: The overall approximate plot size is around 0.08 of an acre.

Chain details: The property is sold with no further upward chain delay and early vacant possession, as our client advises they have an another property that they can move into.

Tenure: Cardwells Estate Agents Bolton premarketing research shows that the property is freehold.

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.

