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ST. AUBINS ROAD, DARCY LEVER, BL2 1LW



- Detached family home
- No upward chain involved
- Lovely mature gardens
- Sought after location
- Generous corner plot
- Spacious accommodation
- 3 bedrooms, 2 large reception rooms
- Viewing highly recommended



Offers in the Region Of £330,000

BOLTON

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For sale with 'no upward chain' involved is this characterful three bedroom detached house, situated on a generous corner plot. St Aubins Road is a quiet and sought after location, within easy reach of the town centre and St. Peters Way. The accommodation is deceptively spacious with two large reception rooms, a modern kitchen breakfast room, a utility room and a guest WC room. Upstairs there are three bedrooms and a contemporary family bathroom. The property is surrounded by delightful mature gardens. A driveway provides off-street parking leading to a larger than average garage. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule: UPVC double glazed front door with matching windows aside. Door to the entrance vestibule with tiled flooring, picture rail, coving to the ceiling.

Hallway: Leaded light stained glass door with matching windows aside, UPVC frosted double glazed window to the side aspect, radiator, picture rail, coving and rose to the ceiling, built in under stairs storage cupboard, staircase to the landing.

Lounge: 17' 8" x 14' 6" (5.38m x 4.42m) UPVC double glazed bay window to the front aspect, feature Inglenook marble fireplace with a wooden mantle surround incorporating an electric fire, 2 UPVC double glazed windows to the side aspect, two radiators, coving and rose to the ceiling.

Dining Room: 13' 6" x 13' 3" (4.11m x 4.04m) UPVC double glazed bay window to the side aspect, radiator below, coving and rose to the ceiling.

Kitchen Breakfast Room: 12' 0" x 10' 5" (3.65m x 3.17m) UPVC double glazed bay window to the rear garden aspect, range of modern fitted wall and base units with complementary work surfaces and breakfast bar, built-in oven and grill, induction hob, concealed extractor hood of above, stainless steel sink unit with mixer tap, space for a fridge, radiator, fitted shelving.

Rear Porch: 13' 9" x 6' 6" (4.19m x 1.98m) UPVC double glazed window and door to the rear garden aspect.

Guest wc: Close coupled WC, wash hand basin, tiling to the walls.

Utility Room: 7' 0" x 6' 0" (2.13m x 1.83m) UPVC frosted double glazed window to the front aspect, radiator below, fitted wall and base units, stainless steel sink units with mixer tap, space and plumbing for washing machine, fitted shelving.

Landing: UPVC frosted double glazed window to the side aspect, access to the loft by a pull down ladder.

Bedroom One: 18' 4" x 13' 5" (5.58m x 4.09m) UPVC double glazed bay window to the front aspect, fitted wardrobes, 2 radiators.

Bedroom Two: 13' 6" x 15' 6" (4.11m x 4.72m) UPVC double glazed window to the side aspect, radiator below, modern fitted wardrobes and matching drawers.

Bedroom Three: 10' 8" x 8' 5" (3.25m x 2.56m) UPVC double glazed window to the front aspect, radiator below, modern fitted wardrobes with matching drawers and a computer desk, picture rail.

Bathroom: 8' 9" x 8' 5" (2.66m x 2.56m) 2 UPVC frosted double glazed windows to the rear aspect, modern white suite comprising, enclosed bath with mixed taps/shower attachment, close couple WC, wash hand basin with mixer tap, inset to a vanity unit, shower cubicle, chrome plated towel rail, tiling to the walls, inset spotlights, extractor fan.

Outside: There are mature gardens which are mostly laid to lawn and well stocked with trees plants and floral displays. Two gated pathways lead up to the house and continue along the side elevations. A driveway provides ample off-street parking and leads to a larger than average garage. There is an enclosed rear garden which is mostly paved, with a laid lawn area and mature tree borders. There is also a greenhouse and a gate gives access along the side elevation

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.18 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 990 years from 1 May 1928

Council Tax: Cardwells estate agents Bolton research shows the property is band E annual charges of £2770

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

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