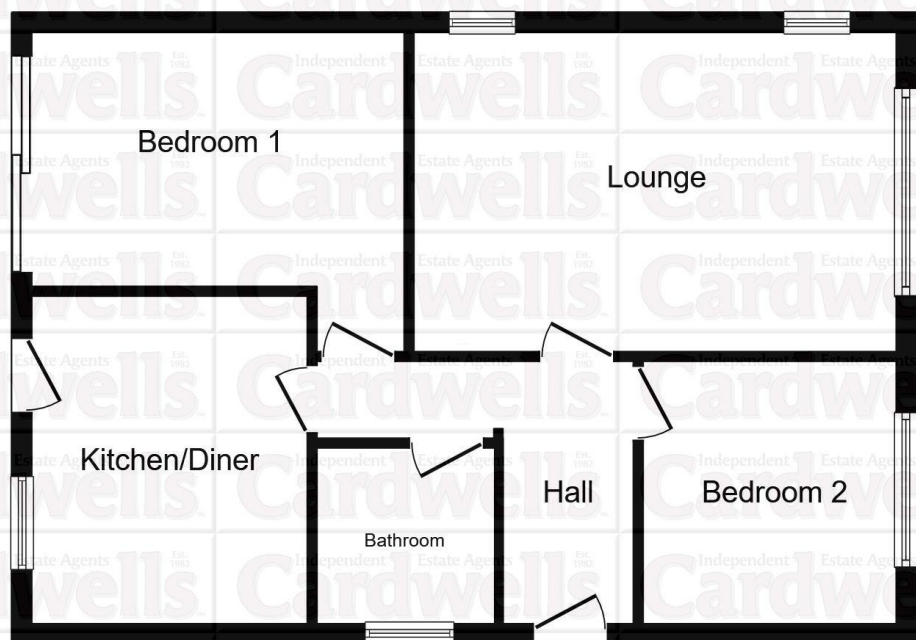




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

KEMPTON AVENUE, LITTLE LEVER, BL3 1TD



- No onward chain
- Detached true bungalow
- Two good sized bedrooms
- Lounge and kitchen diner
- Low maintenance gardens
- Driveway and garage parking
- Close to scenic walks and canal
- Short distance to many local amenities



Offers in Excess of £250,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

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 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



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Offered for sale with NO ONWARD CHAIN is the delightful detached true bungalow located within Little Lever. The property is situated close to many local amenities with the village centre approximately a five minute walk away giving access to many local shops including a Tesco supermarket, Post Office, cafes, local doctors and Mytham Primary School. Just round the corner is the canal and many local walks where you can enjoy beautiful countryside. Internally the accommodation comprises an entrance hallway, lounge, kitchen/diner, three piece bathroom and two good sized bedrooms. Externally there is a low maintenance gravelled garden to the front with a blocked paved driveway leading down the side of the property to the detached garage at the rear. To the rear of the property, there is a flagged patio area and a low maintenance garden with mature borders surrounding, space for a shed with a gate to one side leading to the front and a gate to the other side leading to the driveway and the garage.

For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway: Ceiling light point, storage cupboards.

Lounge: 17' 0" x 11' 5" (5.18m x 3.47m) Ceiling light point, dual aspect double glazed windows to the front and the side, radiator, electric fire with feature surround.

Kitchen diner: 11' 7" x 9' 9" (3.52m x 2.96m) Ceiling light point, radiator, double glazed window to the rear, door to the rear, wall mounted boiler, range of fitted wall and base units with extractor fan, space for a freestanding gas oven, washing machine, dryer, fridge/freezer, stainless steel sink with mixer tap and drainer, tiled splashback to the walls.

Bedroom 1: 13' 5" x 8' 11" (4.08m x 2.73m) Ceiling light point, radiator, double glazed sliding patio doors leading to the rear garden, fitted wardrobes and dresser, loft access.

Bedroom 2: 9' 2" x 8' 11" (2.80m x 2.72m) Ceiling light point, radiator, double glazed window to the front.

Bathroom: 6' 3" x 5' 11" (1.91m x 1.81m) Ceiling light point, double glazed window to the side, three piece suite incorporating a wc, pedestal sink, panelled bath with mixer tap and shower above, radiator, tiled floor and walls.

Outside: To the front of the property, there is a low maintenance gravel garden with a blocked paved driveway leading down the side of the property to the detached garage at the rear. To the rear of the property, there is a flagged patio area and a low maintenance garden with mature borders surrounding, space for a shed with a gate to one side leading to the front and a gate to the other side leading to the driveway and the garage.

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 leasehold, 999 years from 28 May 1972.

Council tax: Cardwells estate agents Bolton research indicates the property is band B £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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (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 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

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