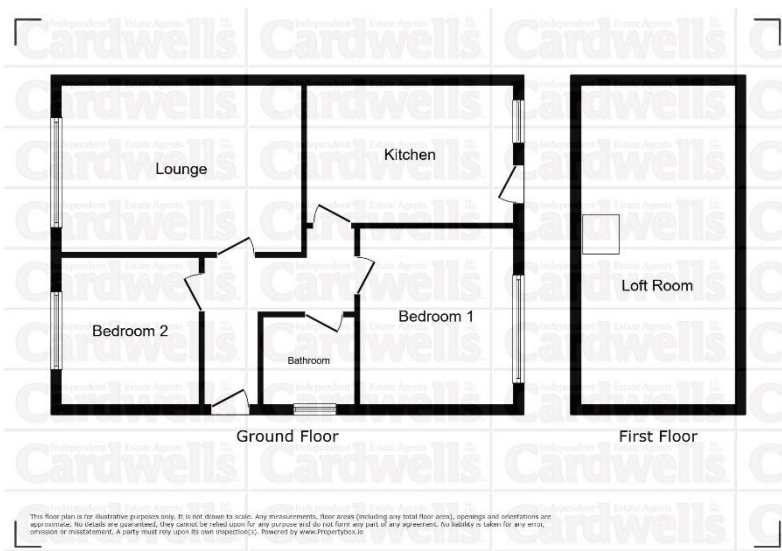




SANDOWN CRESCENT, BOLTON, BL3 1HF



- Semi detached bungalow
- Two double bedrooms and loft room
- Beautiful landscaped rear garden
- Driveway parking
- Three piece shower room
- Gas C.H and Double glazing
- Close to many local amenities
- Great for the commuter



Offers in the Region Of £230,000

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

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Located within the always popular village of Little Lever is this well presented semi detached bungalow. The property is situated within a short distance of the village centre with all of its amenities including a Tesco and many good schools. Little Lever is also well positioned for the commuter with Bolton and Bury only being a short drive away with the additional benefit of the Metrolink which takes you directly into Manchester, in Radcliffe. The accommodation for this lovely home comprises an entrance hallway, lounge, two double bedrooms, shower room and a kitchen with the additional benefit of a loft room, accessed via a loft ladder, which is fully boarded and could be used as an office or a play room. Externally there is gated access to driveway parking with mature gardens and flower beds to one side at the front. The rear of the property is beautifully presented with York stone flags and a waterfall feature meandering down the garden towards a low maintenance artificial lawn with mature flower beds and borders surrounding.

For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204 381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway: Ceiling light point, radiator, storage cupboard, loft access with pull down ladder.

Lounge: 16' 4" x 11' 3" (4.98m x 3.44m) Ceiling light point, wall lamps, double glazed window to the front, living flame gas fire and surround, wood beams to the ceiling, dado rail.

Kitchen: 13' 11" x 9' 4" (4.23m x 2.84m) Ceiling light point, radiator, wood beams to the ceiling, wall mounted boiler, double glazed window overlooking the rear garden, door to the garden, range of fitted wall and base units with extractor fan, space for a gas cooker, fridge/freezer, washing machine, one and half bowl sink with mixer tap and drainer, tiled splashback to the walls.

Bedroom 1: 11' 2" x 10' 5" (3.41m x 3.17m) Ceiling light point, radiator, fitted wardrobes, double glazed window

Bedroom 2: 9' 11" x 9' 4" (3.03m x 2.84m) Ceiling light point, wood beams to the ceiling, dado rail, double glazed window to the front.

Shower room: 5' 11" x 5' 9" (1.80m x 1.75m) Downlights, double glazed window to the side, radiator, three piece suite incorporating a wc, vanity unit with inset sink, walk in shower cubicle, tiled walls.

Loft room: 21' 1" x 10' 5" (6.42m x 3.18m) Wall lamps, wooden flooring, radiator, storage to the eaves at either side, double glazed window to the side, wood beams to the ceiling and walls.

Outside: To the front of the property there is gated access to driveway parking with mature gardens and flower beds to one side. The rear of the property is beautifully presented with York stone flags and a waterfall feature meandering down the garden towards a low maintenance artificial lawn with mature flower beds and borders surrounding.

Viewing: Please call 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 29 July 1970

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

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

