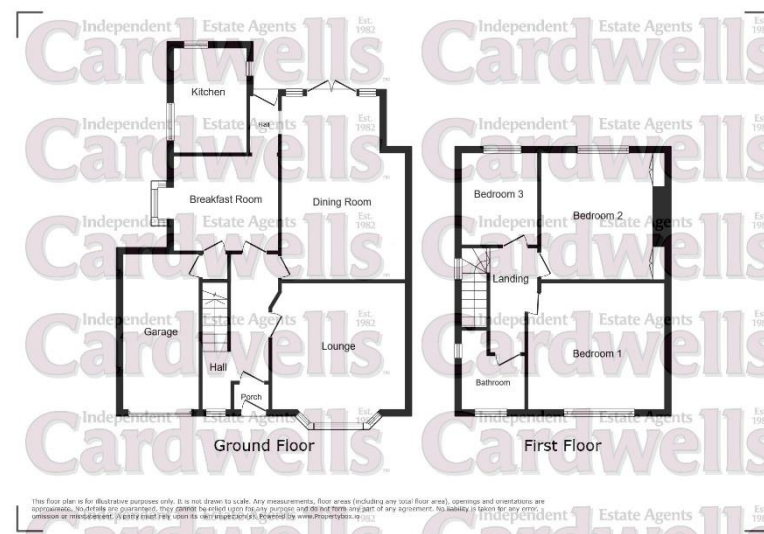




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error, omission or misstatement. Please read the notes to the floor plan carefully. Registered by the Council of Mortgage Lenders.

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GREEN LANE, GREAT LEVER, BL3 2ER



- Sizable semi detached
- Three bedrooms
- Three reception rooms
- Fitted kitchen
- Three-piece bathroom
- Good size gardens
- Driveway parking
- No onward chain delay



Offers in the Region Of £285,000

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This spacious three bedroom semi detached house provides for elegant accommodation and has scope to further extend if required - subject to the relevant planning permissions being obtained. This lovely family home currently comprises entrance vestibule, hallway, lounge, dining room, breakfast room, fitted kitchen, three bedrooms and a bathroom with three-piece suite. Externally the property sits on a good size plot with driveway parking to the front and a good size garden to the rear. Located in the popular area of Green Lane being close to the hospital, good schools and transport links, this extended sizeable semi detached is offered with no onward chain delay and is certain to attract a great deal of interest in the current market, early viewing is therefore advised which, in the first instance can be via our virtual viewing video and then in person by calling our Cardwells Estate Agents Bolton on 01204 381281, online @cardwells.co.uk or via email on cardwells@bolton.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance vestibule: 3' 7" x 2' 11" (1.1m x 0.9m) Glazed door to the front elevation leading into the vestibule. Picture rail. Tiled floor. Glazed door leading into the hall.

Hall: 13' 1" x 4' 11" (4m x 1.5m) Double glazed window to the front elevation. Laminate floor. Stairs lead off to the first floor landing. Radiator.

Lounge: 13' 9" x 13' 3" (4.2m x 4.03m) Double glazed bay window to the front elevation. Feature fireplace with electric fire. Decorative plaster work to ceiling. Two radiators.

Breakfast room: 10' 10" x 9' 6" (3.3m x 2.9m) Double glazed bay window to the side elevation. Radiator. Door leads through to the kitchen. Door leads to under stairs storage with further door into the garage.

Kitchen: 11' 10" x 7' 7" (3.6m x 2.3m) Double glazed windows to the rear and side elevations. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Four burner gas hob. Electric oven. Extractor. Plumbed for washing machine. Integrated dishwasher. Space for fridge freezer. Tiled elevations. Door through to the rear hall.

Rear hall: 5' 11" x 2' 7" (1.8m x 0.8m) Double glazed door to the rear elevation. Window to the side.

Dining room: 13' 1" x 12' 10" (4.0m x 3.9m) Extended room with double glazed French doors and window to the rear elevation. Electric fire in wooden surround. Radiator.

First floor landing: Stairs lead to the first floor landing. Leaded effect window to the side elevation. Loft access.

Bedroom 1: 13' 1" x 12' 6" (4.0m x 3.8m) Double glazed bay window to the front elevation. Fitted wardrobes. Radiator.

Bedroom 2: 13' 1" x 13' 1" (4.0m x 4.0m) Double glazed window to the rear elevation. Radiator. Built-in wardrobes.

Bedroom 3: 9' 6" x 7' 10" (2.9m x 2.4m) Double glazed window to the rear elevation. Storage cupboard.

Bathroom: 9' 6" x 7' 10" (2.9m x 2.4m) Double glazed windows to the front and side elevations. Three-piece suite comprising bath with shower over, vanity sink unit and close coupled WC. Tiled elevations. Tile floor. Heated towel rail.

Outside: The front of the property enjoys a flagged driveway with parking available for up to two vehicles leading onto the attached garage and passed a mature planted shrub garden. The rear of the property enjoys a good sized garden with paved patio leading onto lawn with mature shrub borders. Seating area. Greenhouse and shed.

Attached garage: 17' 1" x 7' 10" (5.2m x 2.4m) Up and over door. Power and lighting.

Viewings: 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 1 November 1923, we are advised the ground rent is £24 per annum

Council tax: Cardwells estate agents Bolton research indicates the property is band D annual charges of £2267

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.

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

