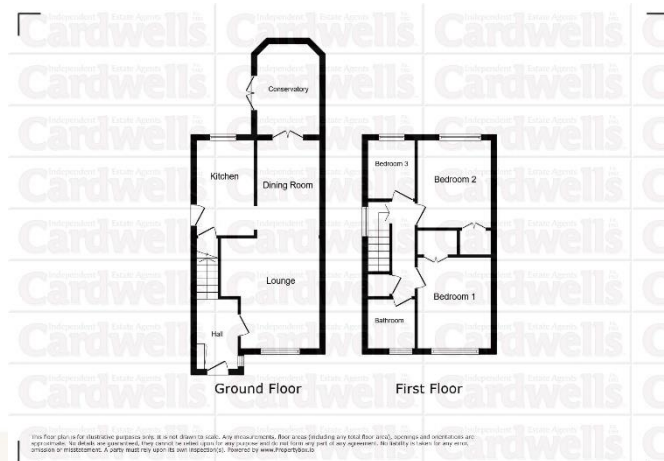




SUFFOLK CLOSE, LITTLE LEVER, BL3 1XJ



- No onward chain
- Recently modernised kitchen and bathroom
- Three good sized bedrooms
- Conservatory
- Driveway and garage parking
- Good sized rear garden
- Semi detached family home
- Close to amenities and commuter routes



£260,000

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.



Offered for sale with NO ONWARD CHAIN is this wonderful semi detached family home located within a quiet cul-de-sac in Little Lever. The property has recently been refurbished throughout with our clients renewing both the kitchen and bathroom along with re-carpeting and decoration. The property is being sold as seen so all the appliances including the television will be staying with the property upon the sale, making this potentially the perfect home for a young family. Locally there are many amenities with Little Lever village and a Tesco just a short drive away plus fantastic primary and secondary schools all in close proximity. For the commuter there is good access to both Bolton and Bury town centres with Manchester being easily accessible via the Metrolink which is located in Radcliffe. Internally the accommodation comprises an entrance hallway, thru lounge/dining room, conservatory and kitchen to the ground floor with three good sized bedrooms and a bathroom to the first floor. Externally there is a flagged shared driveway to the front of the property which has been extended to create parking for two cars with the additional benefit of a garage with remote controlled door for additional parking. To the rear of the property, there is a large flagged patio area giving access to a good sized lawned garden with mature flowerbeds surrounding and a shed to the rear. The patio also gives access to the garage via a UPVC double glazed door.

This wonderful home can be viewed by calling Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: Ceiling light point, radiator, storage cupboard, stairs to the first floor.

Lounge area: 13' 5" x 11' 10" (4.08m x 3.60m) Ceiling light point, coving to the ceiling, double glazed bow window to the front, media unit with television, radiator, open into the dining area.

Dining area: 11' 7" x 7' 7" (3.53m x 2.32m) Ceiling light point, coving to the ceiling, radiator, double doors leading to the conservatory.

Conservatory: 11' 1" x 7' 3" (3.37m x 2.21m) Ceiling lighting with fan, electro wall heater, laminate effect flooring, double glazed, French doors leading to the patio.

Kitchen area: 11' 7" x 7' 0" (3.53m x 2.14m) Downlights, double glazed window to the rear, door to the side, under stairs storage, range of fitted wall and base units with extractor fan, stainless steel sink with mixer tap and drainer, space for a gas oven, washing machine, dishwasher, under counter fridge and freezer, laminate effect flooring.

Landing: Ceiling lighting point, double glazed window to the side, storage cupboard with wall mounted boiler, loft access.

Bedroom 1: 12' 8" x 8' 11" (3.86m x 2.72m) Ceiling light point, radiator, fitted wardrobes, double glazed window to the front.

Bedroom 2: 10' 8" x 8' 5" (3.24m x 2.57m) Ceiling light point, radiator, fitted wardrobes, double glazed window overlooking the rear garden.

Bedroom 3: 7' 10" x 6' 6" (2.39m x 1.98m) Ceiling light point, radiator, fitted wardrobes, double glazed window overlooking the rear garden.

Bathroom: 6' 1" x 5' 10" (1.86m x 1.78m) Downlights, double glazed window to the front, wall mounted vertical ladder radiator, three piece suite incorporating a wc, vanity unit with inset sink, walk in shower cubicle, extractor fan, tiled walls, double glazed window to the side.

Outside: To the front of the property there is a flagged shared driveway which has been extended to create parking for two cars with the additional benefits of a garage with remote controlled door. To the rear of the property, there is a large flagged patio area giving access to a good sized lawn with mature flowerbeds surrounding and a shed to the rear. The patio also gives access to the garage via a uPVC double glazed door.

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.

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.

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.

