



MAPLE WALK, DARCY LEVER, BL3 1AY



- Superb three bed family home
- Lovely countryside views to the front
- Garage and driveway parking to the rear
- Master bedroom with en suite shower room
- Reception hall/cloaks Wc/lounge/kitchen
- Conservatory/landing/family bathroom suite
- Viewing recommended/viewing video
- Warmed by gas ch/uPVC double glazed



Offers in the Region Of £250,000

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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Cardwells Estate Agents Bolton are delighted to offer to the open market this very well presented family home situated on the perimeter of this consistent popular residential area. On the cusp of beautiful countryside with Bolton town centre, popular schools, amenities, transport links and excellent sporting facilities all within close proximity. Briefly comprising: Reception hallway, cloaks Wc, lounge, dining kitchen, conservatory/family room, landing, 3 bedrooms with an ensuite shower room to the master and a three piece family bathroom suite. To the outside is a well maintained lawned section to the front and an enclosed low maintenance rear garden giving access to a single garage with power and lighting with a driveway. Warmed by gas central heating and uPVC double glazed throughout a personal inspection comes with our highest recommendations to appreciate all on offer. This can easily be arranged by ringing Cardwells Estate Agents Bolton on 01204 381281 or via email at bolton@cardwells.co.uk. Please watch the online walkthrough video prior to booking your appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite entrance door into.

Reception hallway: 17' 0" x 7' 1" (5.18m x 2.16m) Turning staircase to the landing, wall mounted radiator.

Cloaks w.c: 6' 4" x 3' 3" (1.93m x 0.99m) Two piece suite comprising WC, wash basin on a vanity unit, frosted uPVC double glazed window, wall mounted radiator.

Lounge: 14' 11" x 10' 1" (4.54m x 3.07m) uPVC double glazed window, wall mounted radiator.

Dining kitchen: 8' 1" x 17' 6" (2.46m x 5.33m) Professionally fitted kitchen comprising one and a half bowl stainless steel sink unit with mixer tap over, base and wall units, cupboard housing the gas boiler, space for white goods, complementary tiled splash backs, oven, four ring hob with extractor above, uPVC double doors giving access to.

Conservatory: 10' 3" x 14' 5" (3.12m x 4.39m) Double uPVC doors giving access to the rear garden

Landing: 9' 6" x 7' 1" (2.89m x 2.16m) Built in airing cupboard, loft access point giving access to a part boarded loft with pull down ladder.

Bedroom 1: 10' 1" x 10' 3" (3.07m x 3.12m) Built in wardrobes, uPVC double glazed window, wall mounted radiator.

En suite: 5' 3" x 6' 11" (1.60m x 2.11m) Three piece suite comprising WC, pedestal wash basin, walk in shower cubicle, wall mounted radiator.

Bedroom 2: 11' 8" x 10' 3" (3.55m x 3.12m) uPVC double glazed window, wall mounted radiator.

Bedroom 3: 8' 3" x 7' 2" (2.51m x 2.18m) uPVC double glazed window, wall mounted radiator.

Family bathroom: 6' 4" x 7' 1" (1.93m x 2.16m) Three piece suite comprising WC, pedestal wash basin, bath, frosted uPVC double glazed window, wall mounted radiator.

Outside: To the outside is a well maintained small front garden and there is an enclosed rear garden giving access to a driveway and single garage with power and the lighting.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolto@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells Estate Agents Bolton research shows the property is of a freehold tenure.

Council tax: Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band B with Bolton Council at an approximate cost of around £1,757.00 per annum.

Flood risk information: 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

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 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

