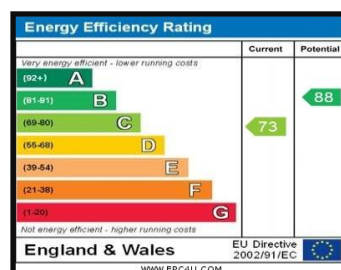




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A copy of the full floor plan is available upon request. Propertybox Ltd 2012



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FRESHFIELD AVENUE, GREAT LEVER, BL3 3FB



- Beautiful countryside views
- Quiet cul-de-sac position
- Three bedroom semi detached
- No upward chain delay
- Gas Combi CH, UPVCDG, EPC C
- Gardens to the front and rear
- Approx 710sqft & 0.06 of an acre
- Open plan kit/diner, white bathroom suite



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Enjoying a quiet cul-de-sac position with little passing traffic and a superb front aspect over the local countryside is this three bedroom semi detached family home, which is offered for sale with no further upward chain delay. Situated on the cusp of the local countryside and in a consistently popular residential area, the family home has a rural feel yet is within easy reach of the Royal Bolton Hospital, popular schools, shops, houses of worship and easy access to the motorway and railway networks. The overall floor area is around 710 ft.² with recently decorated accommodation that briefly comprises: entrance porch, living room, open plan kitchen/diner, first floor landing, three bedrooms and a three-piece family bathroom suite. Externally there is off-road driveway car parking and garden areas to the front and the rear. The family size home benefits from UPVC double glazing, a Worcester gas combination central heating boiler and importantly is offered for sale with no further upward chain delay. An early personal viewing is highly recommended to avoid disappointment. In the first instance there is a walk-through viewing video available to watch and then a personal viewing can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

The overall approximate floor area is around 710 ft.²

Entrance Porch: 4' 11" x 3' 2" (1.4866m x 0.956m) UPVC entrance door with tall UPVC window to the side, radiator, neutral decorations.

Living Room: 15' 0" x 13' 3" (4.579m x 4.040m) UPVC window to the front with fitted blinds, radiator, feature fireplace with marble hearth, spindle staircase off to the first floor, under stairs storage space, radiator, double doors open up into the open plan kitchen/diner.

Kitchen/diner: 16' 3" x 17' 9" (4.96m x 5.42m) Measured at maximum points. A fitted kitchen with a range of drawers, base and wall cabinets, oven/grill, gas hob with extractor over, stainless steel sink and drainer with mixer tap over, UPVC window over the sink enjoying the aspects over the rear garden, sliding UPVC patio doors off to the rear garden from the dining area, radiator.

First floor landing: 9' 7" x 6' 2" (2.916m x 1.873m) Radiator, UPVC window to the side, storage space over the stairs containing the Worcester gas combination central heating boiler.

Bedroom One: 13' 0" x 8' 5" (3.959m x 2.576m) Measured at maximum points into the fitted wardrobes. UPVC window to the front with fitted blinds enjoying the aspect over the countryside, fitted wardrobes to one wall, radiator, neutral decorations.

Bedroom Two: 10' 2" x 8' 3" (3.103m x 2.502m) UPVC window with fitted blinds enjoying the aspect over the garden, radiator, neutral decorations.

Bedroom Three: 6' 5" x 7' 0" (1.968m x 2.124m) UPVC window with fitted blinds overlooking the rear garden, radiator, neutral decorations.

Bathroom: 6' 0" x 6' 2" (1.840m x 1.880m) Three piece white bathroom suite comprising: WC, pedestal wash hand basin and bath with shower over, ceramic wall, radiator, UPVC window, extractor.

Plot size: The overall approximate plot size is around 0.06 of an acre.

Parking: There is private off-road driveway parking.

Rear Garden: The rear garden enjoys both patio space and a grassed section, perhaps ideal for children to play and entertaining.

Front Garden: The front garden is predominantly lawned.

Chain details. The property offered for sale with no further output chain and early vacant possession.

Tenure details. Cardwells Estate Agents Bolton pre-marketing research indicates that the property Freehold with title number: GM728127

Council Tax: The property is located in the borough of Bolton and the Council tax band rating B, with an approximate annual cost of £1,763

Flood Risk Infomation: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a Very Low risk of flooding.

Energy performance certificate (EPC) The epc rating is C and the certificate is valid until the 5th of March 2035.

Conservation Area. Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

Thinking of selling of letting a property 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

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