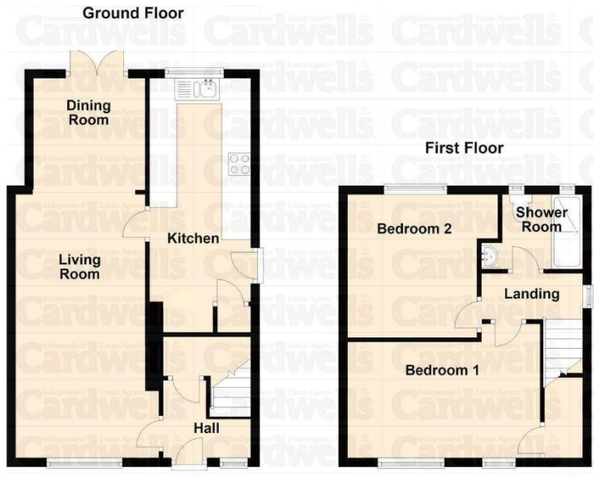


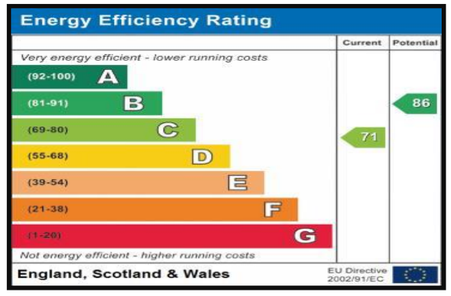








Total area: approx. 74.7 sq. metres (804.1 sq. feet)



Independent Estate Agents Cardwells Est. 1982

www.cardwells.co.uk

MYTHAM ROAD, LITTLE LEVER, BL3 1JQ



- Extended two-bedroom home
- Spacious open-plan lounge and dining room
- Modern fitted kitchen
- Contemporary bathroom
- Well-presented throughout
- Generous drive ample off-road parking
- Useful detached storage building
- Low-maintenance rear garden





£225,000

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
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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.

Cardwells Estate Agents are delighted to offer for sale this extended two-bedroom semi detached property, occupying a generous plot within a popular residential area of Little Lever. Presented to a good standard throughout, this attractive home is ready to move into and would make an ideal purchase for first-time buyers, professional couples or those looking to downsize.

The accommodation briefly comprises an entrance hall leading into a spacious open-plan lounge and dining room, creating an excellent living and entertaining space. There is a spacious modern fitted kitchen with a range of quality units and ample workspace. To the first floor, there are two well-proportioned bedrooms and a stylish modern bathroom fitted with a contemporary suite. Externally, the property benefits from a generous driveway providing ample off-road parking for multiple vehicles. To the rear is a low-maintenance garden, offering an ideal space for relaxing and outdoor dining. A useful storage building provides excellent additional storage and further enhances the practicality of the property.

Situated within easy reach of Little Lever village centre, the property enjoys convenient access to a variety of local shops, supermarkets, schools and leisure facilities. Excellent transport links give easy access to Bolton, Bury and Manchester, whilst nearby countryside walks and recreational areas make this an excellent location for a range of buyers. Early viewing is strongly recommended to fully appreciate the spacious accommodation and excellent presentation on offer. Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door leading to

Entrance hall: uPVC pro double glazed window front aspect, parquet wooden flooring, radiator, staircase to the landing, built in under stairs storage cupboard.

Living room: 19' 4" x 10' 6" (5.89m x 3.20m) uPVC double glazed window front aspect, two radiators feature fireplace incorporating an electric fire, wooden flooring, coving to the ceiling.

Dining area: 8' 3" x 8' 3" (2.51m x 2.51m) uPVC double glazed French doors, rear garden aspect, parquet wooden flooring, coving, spotlights to the ceiling.

Kitchen: 16' 5" x 7' 5" (5.00m x 2.26m) uPVC double glazed window rear gardener aspect, range of modern fitted wall and base units with complementary working surfaces and tiled splashbacks, built in oven and grill, four ring gas burner hob with an extractor canopy above, 1 1/2 bowl single drainer sink unit with mixer tap, integrated dishwasher, space for a fridge freezer, uPVC frosted double glazed door side aspect, tiled floor, radiator, recess display lighting beneath the wall units, spotlights to the ceiling, built in storage cupboard

Landing: uPVC double glazed window side aspect, access to the loft, doors lead to

Bedroom 1: 9' 10" x 14' 2" (2.99m x 4.31m) 2 uPVC double glazed windows front aspect, radiator below, built in storage/wardrobe.

Bedroom 2: 10' 6" x 11' 1" (3.20m x 3.38m) uPVC double glazed window rear aspect, radiator below, built in double wardrobe, spotlights to the ceiling.

Bathroom: 5' 6" x 7' 5" (1.68m x 2.26m) 2 uPVC frosted double glazed windows rear aspect, modern white suite comprising, enclosed bath with mixer tap/shower attachment, close coupled WC, wash basin with mixer tap inset to a vanity unit, chrome plated towel rail, tiled floor, tiling to the walls, inset spotlights, extractor fan.

Outside: Front - A paved driveway provides ample off-street parking and continues along the side elevation. There is laid to lawn garden with plants and a privet hedge border. Gates give access to the rear garden. Rear - There is an enclosed low maintenance garden, with an 'Astro turf' style surface and a block paved patio and a pathway, with raised plant and tree beds aside. There is also a useful detached workshop/storage building.

Viewings: Cardwells estate agents Bolton 01204 38181, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Freehold.

Council tax: Cardwells estate agents Bolton research indicates the property is band A £1600 per annum.

Flood risk information: Cardwells estate agents research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents 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 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.

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















