



FRENCH GROVE, DARCY LEVER, BL3 1SQ



- Stylish semi detached family home
- Three good sized bedrooms
- Beautifully modernised throughout
- Cloakroom/wc
- Concrete imprinted driveway parking
- Wonderful garden to the rear
- Stunning bathroom and kitchen/diner
- Close to amenities and commuter routes



£200,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Beautifully presented semi detached family home located within the sought after area of Darcy Lever. This wonderful property is a credit to its owners and has been modernised throughout to create a home that is ready to move into. Darcy Lever has always been a popular place to live with there being open fields nearby, Leverhulme Park and having good access to a wide range of amenities, bus routes and road networks. Internally the property has been modernised throughout and comprises an entrance hall, lounge, kitchen/diner and cloakroom/wc to the ground floor with three good sized bedrooms and a modern fitted bathroom to the first floor. Externally there's a concrete imprinted driveway to the front for three cars with an Ohme Pro EV charger and a gate leading down the side of the garden. To the rear of the property there's a well maintained garden with two separate flagged patio areas, intersected by a lawn with raised flower bed and a gate to the side with outside hot and cold water taps. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Downlights, fitted storage/cloaks, stairs leading to the first floor.

Lounge: 14' 6" x 14' 2" (4.41m x 4.32m) Downlights, double glazed window to the front, radiator, laminate effect flooring.

Kitchen/diner: 16' 8" x 8' 10" (5.07m x 2.70m) Downlights, porcelain tiled floor, wall mounted vertical radiator, double glazed window to the rear, double glazed French doors leading to the rear garden, range of fitted wall and base units with integrated sink with mixer tap and drainer, extractor fan, integrated induction hob, electric oven, microwave, fridge/freezer, washer/dyer and slimline dishwasher.

Cloakroom/wc: 5' 7" x 2' 9" (1.71m x 0.85m) Downlight, wc, vanity unit with inset sink, tiled floor with splashback to the walls.

Landing: Spotlights, double glazed window to the side, loft access.

Bedroom 1: 12' 0" x 11' 0" (3.66m x 3.35m) Ceiling light point, radiator, double glazed window to the front.

Bedroom 2: 11' 4" x 9' 7" (3.46m x 2.93m) Ceiling light point, double glazed window overlooking the garden to the rear, laminate effect flooring, wall mounted vertical radiator, fitted desk and drawers.

Bedroom 3: 8' 0" x 7' 10" (2.44m x 2.38m) Ceiling light point, double glazed window overlooking the garden to the rear, laminate effect flooring, wall mounted vertical radiator, fitted desk and drawers.

Shower Room: 7' 8" x 6' 6" (2.33m x 1.99m) Downlights, extractor fan, double glazed window to the front, three piece suite incorporating a wc, vanity unit with bowl sink, walk in shower cubicle, wall mounted vertical ladder radiator, tiled splashback to the walls.

Externally: To the front of the property there is a concrete imprinted driveway for three cars with an Ohme Pro EV charger and a gate leading down the side of the garden. To the rear of the property a well maintained garden with two separate flagged patio areas, intersected by a lawn with raised flower bed and a gate to the side with outside hot and cold water taps.

Plot Size & Floor Area Cardwells Estate Agents Bolton research shows the plot size is approximately 0.04 acres. Total floor area of the property is 78 square metres

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1600

Flood Risk: 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 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.

Thinking of selling or letting: 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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