



BOOTH ROAD, LITTLE LEVER, BL3 1JY



- Detached family home
- Well presented throughout
- Five bedrooms
- Modern kitchen
- Three reception rooms
- Front and rear gardens
- Family bathroom, shower room
- Garage parking



Offers in the Region Of £315,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates

BURY

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LETTINGS & MANAGEMENT

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Located within the popular village location of Little Lever is this good sized detached family home offering spacious accommodation throughout. Little Lever is a wonderful village location with many local, shops, cafes, amenities and good schools all within close proximity. The location is also good for the commuter with both Bolton and Bury town centres not too far away with the added benefit of the Metrolink in Radcliffe which will take you directly to Manchester. Internally the accommodation comprises an entrance hallway, lounge, sitting room, shower room, dining room and kitchen to the ground floor with five bedrooms, en-suite shower room and a four piece family bathroom to the first floor. Externally the property has a driveway and low maintenance garden to the front. To the rear of the property, there is a flagged patio area with a lawned garden, a gate aside and a door leading to a store room and also a door leading to the garage. There is also space to the sides of the property with a gate leading to the front. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Downlights, laminate effect flooring, double glazed windows to the front, understairs storage, stairs to the first floor.

Lounge: 15' 10" x 11' 5" (4.82m x 3.47m) Ceiling light point, laminate effect flooring, radiator.

Sitting Room: 12' 8" x 11' 5" (3.85m x 3.47m) Ceiling light point, radiator, laminate effect flooring, double glazed bi-fold doors leading to the rear garden.

Dining Room: 14' 4" x 10' 0" (4.37m x 3.05m) Downlights, double glazed window to the front, radiator, tiled floor, open plan into the kitchen.

Kitchen: 13' 11" x 9' 11" (4.24m x 3.03m) Downlights, double glazed window to the rear, door to the side, range of fitted wall and base units with one and a half bowl stainless steel sink with mixer tap and drainer, extractor fan, integrated electric induction hob, double electric oven, space for a multi fuel range oven, washing machine, tiled floor with splashback to the walls.

Shower Room: 7' 10" x 6' 4" (2.38m x 1.94m) Downlights, double glazed window to the rear, wall mounted vertical radiator, three piece suite incorporating a wc, vanity unit with wash hand basin, walk in shower cubicle, tiled floor and walls, extractor fan.

Landing: Downlights, storage cupboard, loft access with pulldown ladder, laminate effect flooring.

Bedroom One: 13' 1" x 7' 1" (4.00m x 2.17m) Ceiling light point, laminate effect flooring, double glazed window to the rear, radiator, fitted wardrobes.

En-suite: 9' 2" x 2' 7" (2.80m x 0.80m) Ceiling light point, three-piece suite incorporating a WC, wash hand basin, walk-in shower cubicle, extractor fan, tiled floor and walls.

Bedroom 2: 15' 9" x 11' 9" (4.80m x 3.57m) Ceiling light point, double glazed window to the front, laminate effect flooring, fitted wardrobes.

Bedroom 3: 15' 5" x 10' 2" (4.70m x 3.09m) Ceiling light point, double glazed window to the front, radiator, fitted wardrobes.

Bedroom 4: 13' 0" x 9' 7" (3.97m x 2.91m) Ceiling light point, double glazed window overlooking the rear garden, radiator, fitted wardrobes, laminate effect flooring, storage cupboard.

Bedroom 5: 8' 2" x 6' 11" (2.50m x 2.10m) Ceiling light point, double glazed window to the front, radiator, laminate effect flooring.

Bathroom: 8' 0" x 7' 5" (2.44m x 2.27m) Downlights, double glazed window to the rear, four piece suite incorporating a wc, vanity unit with inset wash hand basin, whirlpool bath, walk in shower cubicle, tiled floor and walls.

Garage: 26' 7" x 12' 0" (8.10m x 3.65m) Double doors to the front with a door leading to the garden.

Externally: The front of the property has a driveway and low maintenance garden. To the rear of the property, there is a flagged patio area with a lawned garden, a gate aside and a door leading to a store room and also a door leading to the garage. There is also space to the sides of the property with a gate leading to the front.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.07 acres.

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

Council Tax: Cardwells estate agents Bolton research shows the property is band D annual charges of £2267

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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