



FORESTER HILL CLOSE, GREAT LEVER, BL3 2BL



- Extended detached bungalow
- Three bedrooms
- Flexible living accommodation
- Lounge and dining room
- Front and rear gardens
- Close to many local amenities
- Approximately 1108 Sq Ft
- New boiler and solar panels



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

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LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

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Offered for sale with NO ONWARD CHAIN is this superb extended detached bungalow, situated on a quiet cul-de-sac in Great Lever. The property has good sized accommodation throughout and in recent years has had a new boiler fitted with solar panels also fitted to both the front and the rear of the property. Located close to many local amenities, places of worship and also great for the commuter with the M61 motorway network, Trinity Street train station and St. Peters Way which gives access towards the M60 and M62 just a short drive away. Internally the property comprises an entrance hallway, lounge, conservatory, dining room, kitchen, three piece bathroom and three bedrooms. Externally there is vehicle access to the front of the property with a low maintenance garden and space for a shed. The rear garden is enclosed with paved patio areas, lawned garden and two concrete storage sheds. Internal inspection is strongly recommended to appreciate the accommodation on offer. For more 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: Ceiling light point, radiator, storage cupboard.

Lounge: 16' 0" x 12' 0" (4.88m x 3.66m) Radiator, electric fire and surround, double glazed window to the front, sliding patio doors leading to the conservatory, ceiling light point.

Conservatory: 22' 6" x 9' 0" (6.86m x 2.74m) Radiator, tiled floor, double glazed windows, double glazed French doors to the side, ceiling light point.

Dining Room: 15' 10" x 9' 2" (4.83m x 2.79m) Ceiling light point, radiator, double glazed window to the front.

Kitchen: 17' 5" x 8' 7" (5.31m x 2.62m) Ceiling light points, dual aspect double glazed windows to the front and the side, wall mounted boiler, door to the side, fitted wall and base units with space for a gas cooler, washing machine, dryer, fridge/freezer, stainless steel sink with mixer tap and drainer, tiled floor with splashback to the walls.

Inner hallway: Ceiling light points, loft access, storage cupboard, radiator.

Bedroom 1: 19' 3" x 16' 5" (5.88m x 5.00m) Dual aspect double glazed windows to the rear and the side, double glazed door leading into the garden, fitted wardrobes and dressing table, radiator, ceiling light points.

Bedroom 2: 10' 0" x 9' 2" (3.05m x 2.79m) Double glazed window overlooking the rear garden, fitted wardrobes, radiator, ceiling light point.

Bedroom 3: 9' 0" x 7' 5" (2.74m x 2.26m) Ceiling light point, fitted wardrobes, double glazed window to the rear overlooking the garden, radiator.

Bathroom: 7' 9" x 6' 7" (2.36m x 2.01m) Double glazed window to the rear, three piece suite incorporating a wc, wash hand basin, bath with electric shower above, tiled floor and walls, wall mounted vertical ladder radiator, ceiling light point.

Externally: There is vehicle access to the front of the property with a low maintenance garden and space for a shed. The rear is an enclosed garden with paved patio areas, lawned garden and two concrete storage sheds.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.10 acres.

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

Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £2015

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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