



Independent Estate Agents  
**Cardwells** Est. 1982

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**CAMBRIDGE DRIVE, LITTLE LEVER, BL3 1XG**



- Stunning semi detached family home
- Three good size bedrooms
- Open plan living
- Modern integrated kitchen
- Conservatory with warm roof
- Concrete imprinted driveway
- Carport and garage
- Close to local amenities & commuter routes



**Offers in the Region Of £270,000**

**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

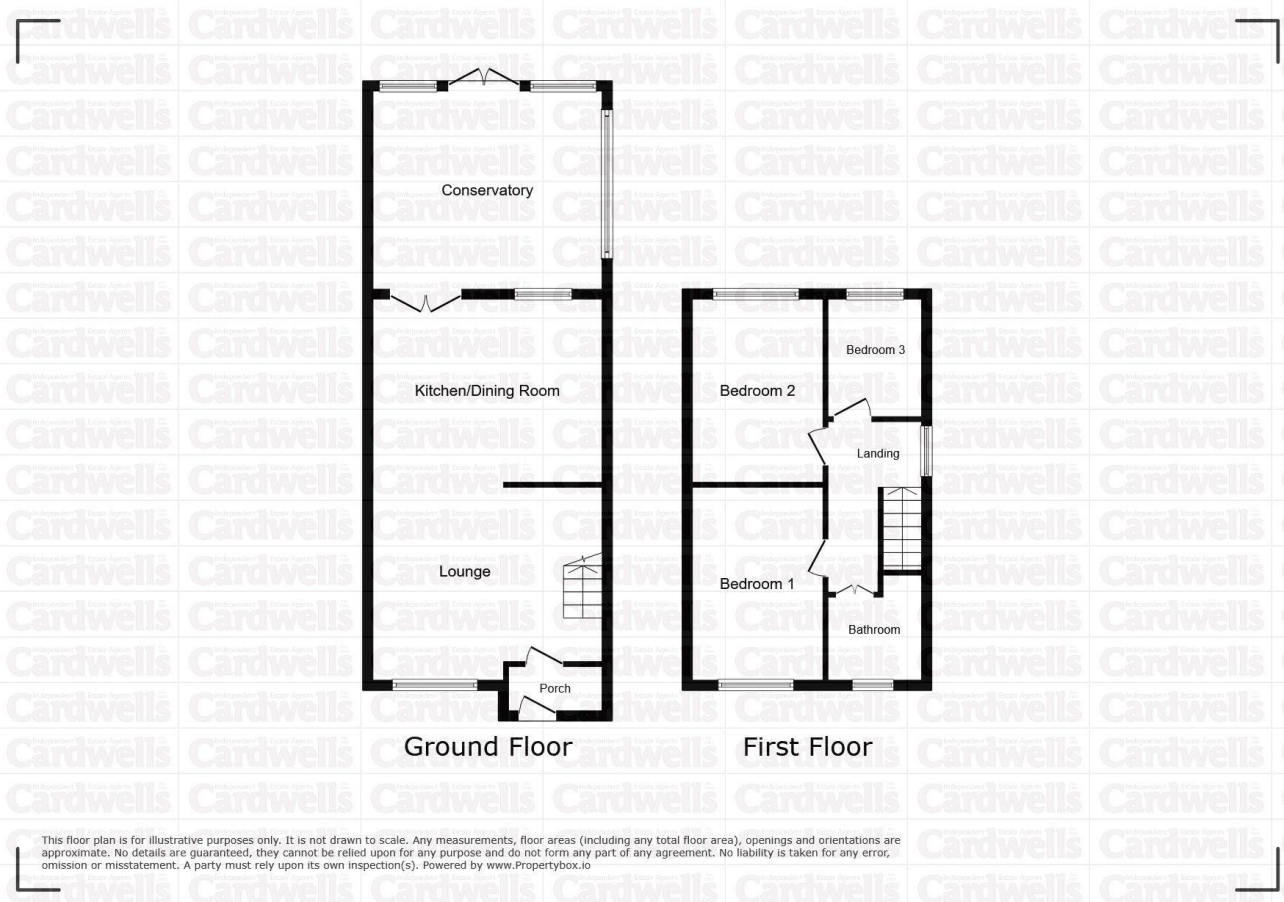
**BURY**  
 14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates



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Located within the popular village of Little Lever is this simply stunning semi detached family home. Internally the property has been modernised throughout and provides stylish accommodation and open plan living, perfect for family living and entertaining. Little Lever is a popular place to live given its access to many local amenities, good schools and transport routes. Internally the ground floor accommodation comprises a porch leading into the lounge, which opens into a stunning kitchen/dining area with many integrated appliances and French doors leading to the conservatory which has had a "warm roof" making the room useable all year round. The first floor has three good sized bedrooms, two of which are double rooms and a modern three piece shower room. Externally there is a concrete imprinted driveway providing off road parking for a couple of cars to the front of the property with double gates leading to the carport down the side of the property and to the garage at the rear. The rear garden is beautifully maintained with a patio area and a raised low maintenance artificial lawn. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Porch:** Ceiling light point, storage cupboards, door leading into the lounge.

**Lounge:** 15' 1" x 13' 10" (4.59m x 4.22m) Wall lamps, radiator, double glazed window to the front, remote controlled feature electric fire, open into the kitchen/dining area.

**Kitchen dining room:** 15' 0" x 11' 3" (4.58m x 3.44m) Downlights, radiator, laminate effect flooring, range of fitted wall and base units with complimentary Quartz worktops, breakfast bar with overhead lighting, integrated stainless steel sink with mixer tap, extractor fan, four ring gas hob, electric oven, microwave, dishwasher, fridge, washing machine, double glazed window to the rear, double glazed French doors to the conservatory.

**Conservatory:** 14' 9" x 13' 6" (4.49m x 4.11m) Conservatory with warm roof and spotlights, double glazed windows, radiator, wall mounted electric feature fire, double glazed French doors leading to the rear garden.

**Landing:** Ceiling light point, double glazed window to the side, loft access with pull down ladder.

**Bedroom 1:** 12' 10" x 8' 11" (3.90m x 2.71m) Downlights, double glazed window to front, laminate effect flooring.

**Bedroom 2:** 12' 6" x 8' 6" (3.80m x 2.58m) Ceiling light point, laminate effect flooring, radiator, double glazed window overlooking the rear garden.

**Bedroom 3:** 8' 0" x 6' 4" (2.44m x 1.94m) Ceiling light point, radiator, double glazed window overlooking the rear garden.

**Bathroom:** 7' 2" x 5' 10" (2.18m x 1.79m) Downlights, double glazed window to the front, extractor fan, three piece suite incorporating a vanity unit with inset sink, WC, walk in shower cubicle, wall mounted vertical ladder radiator.

**Outside:** To the front of the property there is a concrete imprinted driveway providing off road parking for a couple of cars with double gates leading to the carport down the side of the property and to the garage at the rear. The rear garden is beautifully maintained with a patio area and a raised low maintenance artificial lawn.

**Viewings:** Please contact Cardwells estate agents Bolton 01204381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research indicates the property is Leasehold, 999 years from 23 April 1975

**Council tax:** Cardwells estate agents Bolton research indicates the property is band B £1866

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

**Conservation area:** Cardwells estate agents Bolton 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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 Estate Agents Bolton 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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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

