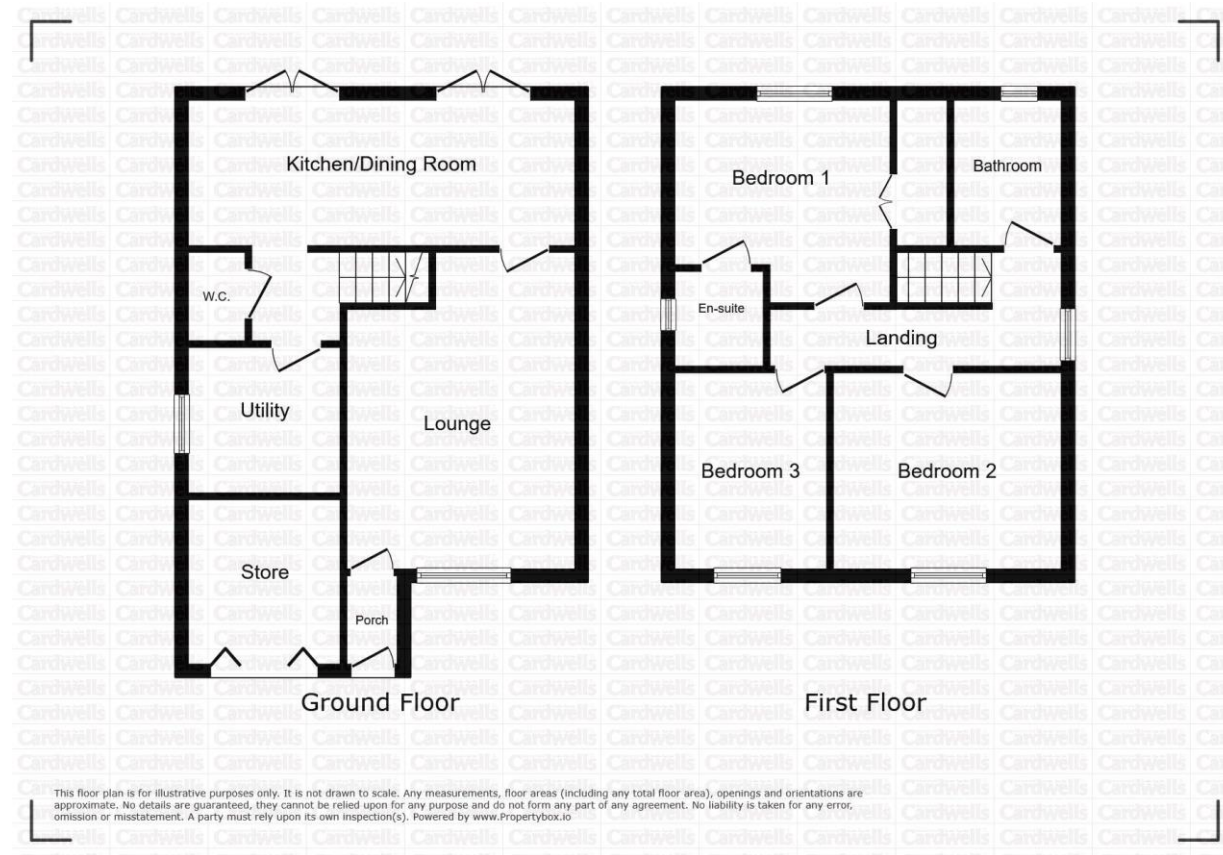




**LAUREL AVENUE – DARCY LEVER – OFFERS IN THE REGION OF  
 £310,000**

This stunning and stylish three bedroom detached house is located on a development of similarly executive housing and has been well thought out and presented by the current owners. The stylish and spacious accommodation currently comprises entrance porch, lounge, open plan dining kitchen, inner hall, guest WC, the rear half of the garage has been converted into a utility area, the front of the garage is used as storage. The entire ground floor is tiled with an underfloor heating system. The first floor has the master bedroom with walk-in wardrobe and en suite, two further bedrooms and a bathroom with three-piece suite. Externally the property enjoys driveway parking for two vehicles to the front with a superb garden ideal for entertaining to the rear having seating sections, neat lawn, barbecue area and mature shrub borders. This property is certain to attract a great deal of attention in the current market and early viewing is advised to avoid missing out. Viewings in the first instance can be via our virtual viewing video and then in person by calling Cardwells Estate Agents Bolton on 01204 381281, emailing [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or online at [cardwells.co.uk](http://cardwells.co.uk).



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Incorporating: Wright Dickson & Catlow, WDC Estates

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**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Porch: 4' 7" x 2' 7" (1.4m x 0.8m)**

Double glazed door to the front elevation leading into the porch. Door leading into the lounge.

**Lounge: 11' 6" x 16' 5" (3.5m x 5m)**

Double glazed window to the front elevation. Tiled floor with underfloor heating. Feature lighting ceiling island with mood lighting control.



**Dining kitchen: 20' 0" x 10' 6" (6.1m x 3.2m)**

Twin double glazed French doors to the rear elevation. Tiled floor with underfloor heating to match the lounge. Recessed spotlights. High Gloss white base units with complementary work surfaces and matching wall mounted cabinets. Built in table with storage. Inset sink and drainer. "Neff" hob, oven, dishwasher and extractor. Pop-up power point on work-surface. Dedicated hot tap to sink.



**Viewings:**

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**Tenure:**

Cardwells estate agents Bolton research indicates the property is Freehold.

**Council tax:**

Cardwells estate agents Bolton research indicates the property is band C annual cost of £2133

**Total area:**

Cardwells estate agents Bolton research indicates the approximate accommodation size is

**Disclaimer:**

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**Inner hall: 4' 11" x 4' 11" (1.5m x 1.5m)**  
Stairs lead off to the first-floor landing.

**Guest w.c: 5' 3" x 3' 3" (1.6m x 1.0m)**  
Double glazed window to the side elevation. Two-piece suite comprising WC and vanity hand wash basin. Part tiled elevations. Tiled floor.

**Utility room: 7' 7" x 7' 7" (2.3m x 2.3m)**  
Range of base units and wall mounted cabinets. Inset sink and drainer. Tiled floor. Plumbed for washing machine and dryer. Space for fridge/freezer.



**First floor landing:**  
Stairs lead off the inner hall to the first-floor landing. Loft access with pulldown ladder leading to part boarded storage space.



**Bedroom 1: 10' 2" x 9' 6" (3.1m x 2.9m)**  
Double glazed window to the rear elevation. Radiator. Walk in wardrobe.



**En suite: 5' 3" x 5' 3" (1.6m x 1.6m)**

**Double glazed window to the side elevation. Three-piece suite comprising corner shower cubicle, dual flush WC and pedestal wash hand basin. Radiator.**



**Bedroom 2: 9' 10" x 8' 6" (3m x 2.6m)**

**Double glazed window to the front elevation. Fitted wardrobes. Radiator.**



**Bedroom 3: 8' 6" x 7' 7" (2.6m x 2.3m)**

**Double glazed window to the front elevation. Radiator.**



**Bathroom: 7' 7" x 5' 7" (2.3m x 1.7m)**

**Three-piece suite comprising bath, close coupled WC and pedestal wash hand basin. Radiator. Part tiled elevations.**



**Outside:**

The front of the property has a block paved double driveway and gravel garden area with bin storage. The rear has a fabulous garden with seating areas, lawn and mature planted borders.

