



FORESTER HILL AVENUE, GREAT LEVER, BL3 2DR



- Semi detached house
- Three bedrooms
- Two receptions & conservatory
- Fitted kitchen
- Ground floor WC
- Bathroom with WC
- Gardens to Front and Rear
- No onward chain delay



Offers in Excess of £220,000

BOLTON

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LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Located in a very popular area within walking distance of Simon and Jude C of E Primary School, this three bed semi detached is offered with no onward chain delays and currently comprises entrance hall, lounge, dining room, conservatory, fitted kitchen, ground floor WC, three bedrooms, bathroom and separate WC. The property overlook allotments to the rear and has pleasant distant views. Offered with no onward chain delays, early viewing is advised and can be arranged by calling our Cardwells Estate Agents Bolton office on 01204 381281, online at cardwells.co.uk or by emailing bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall: 14' 9" x 6' 7" (4.5m x 2m) Double glazed door to the front elevation leading into the hall. Stairs lead off to the first floor landing.

Lounge: 11' 6" x 11' 6" (3.5m x 3.5m) Double glazed bay window to the front elevation. Living flame gas fire in wood surround. Radiator. Wall and ceiling lights.

Dining room: 10' 2" x 10' 10" (3.1m x 3.3m) Double glazed sliding patio doors to the rear elevation leading into the conservatory. Living flame gas fire in wood and marble effect surround. Alcove storage.

Kitchen: 7' 7" x 6' 11" (2.3m x 2.1m) Double glazed box bay window to the side elevation. Double glazed door to the rear elevation. Range of base units with contrasting Work surfaces and matching wall mounted cabinets. Inset sink and drainer. Four burner gas hob with electric oven. Plumbed for washing machine. Space for fridge. Central heating boiler.

Conservatory: 11' 2" x 8' 6" (3.4m x 2.6m) Double glazed windows to 3 elevations with double glazed door to the side. Power and lighting.

Guest w.c: Double glazed window to the side elevation. Two piece suite comprising close coupled WC and wash hand basin.

First floor landing: Stairs lead off the hall to the first floor landing. Double glazed window to the side elevation. Loft access.

Bedroom 1: 11' 6" x 11' 6" (3.5m x 3.5m) Double glazed bay window to the front elevation. Built-in wardrobes. Radiator.

Bedroom 2: 10' 10" x 10' 2" (3.3m x 3.1m) Double glazed window to the rear elevation. Built in wardrobes. Radiator. Lovely distant views from the window.

Bedroom 3: 7' 3" x 5' 11" (2.2m x 1.8m) Double glazed window to the front elevation. Radiator.

Bathroom: 7' 3" x 5' 3" (2.2m x 1.6m) Double glazed window to the rear elevation. Two piece suite comprising P shaped bath with shower and screen over, pedestal wash hand basin. Part tiled elevations. Radiator.

Separate w.c Double glazed window to the side elevation. Close coupled WC. Part tile elevations.

Outside: The front of the property enjoys mature garden area with shrubs and lawn, the rear has a garden area with shrub borders and lawn.

Detached garage: 13' 4" x 8' 6" (4.06m x 2.59m) The garage is divided into storage at the front with office style space to the rear.

Viewings: Please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold, 990 years from 1 May 1934

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 property is approx 882 sq ft

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 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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