



Independent Estate Agents
Cardwells Est. 1982

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ST WILLIAMS AVENUE, BOLTON, BL3 3EW



- No onward chain
- Semi detached house
- Two good sized bedrooms
- Lounge diner
- Front and rear gardens
- Driveway and car port parking
- Quiet cul de sac position
- Close to local amenities & commuter routes



£174,950

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E: bolton@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Offered for sale with NO ONWARD CHAIN is this well presented semi detached home located within a quiet cul-de-sac in Great Lever. The property is well placed for many local amenities, schools, and transport routes and isn't overlooked from the rear. Internally the accommodation comprises an entrance hall, lounge/diner and kitchen to the ground floor with two good sized bedrooms and a modern wet room to the first floor. Externally there is a lawned garden at the front with a driveway leading to the carport at the side of the property. The rear garden isn't overlooked from the rear and has a patio area with a well kept lawned garden. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204 381281 Email bolton@cardwells.co.uk or visit

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway: Ceiling light point, under stairs storage, door into the lounge/diner.

Lounge diner: 21' 8" x 14' 6" (6.61m x 4.42m) Ceiling light points, radiators, electric feature fire and surround, double glazed windows to the front, double glazed patio doors leading to the rear garden, stairs to the first floor.

Kitchen: 7' 2" x 6' 7" (2.18m x 2m) Ceiling light point, double glazed window to the front, wall mounted boiler, range of fitted wall and base units with single bowl stainless steel sink with mixer tap and drainer, space for a washing machine, gas cooker and fridge/freezer.

Landing: Ceiling light point, radiator, double glazed window to the side.

Bedroom 1: 14' 6" x 11' 8" (4.42m x 3.56m) Ceiling light point, radiator, double glazed window to the rear.

Bedroom 2: 9' 9" x 8' 0" (2.96m x 2.45m) Ceiling light point, double glazed window to the front, radiator.

Wet room: 6' 6" x 6' 1" (1.98m x 1.85m) Ceiling light point, double glazed window to the side, wet room incorporating a wc, pedestal sink and electric shower, wall mounted vertical ladder radiator, extractor fan, tiled walls.

Outside: To the front of the property there is a lawned garden with a driveway leading to the carport at the side of the property. The rear garden isn't overlooked from the rear and has a patio area with a well kept lawned garden.

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

Tenure: Cardwells estate agents Bolton research indicates the property is leasehold, 99 years from 21 December 1979. The owner is in the process of purchasing the freehold.

Council tax: Cardwells estate agents Bolton research indicates the property is band A

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 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 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 or visiting: www.Cardwells.co.uk

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