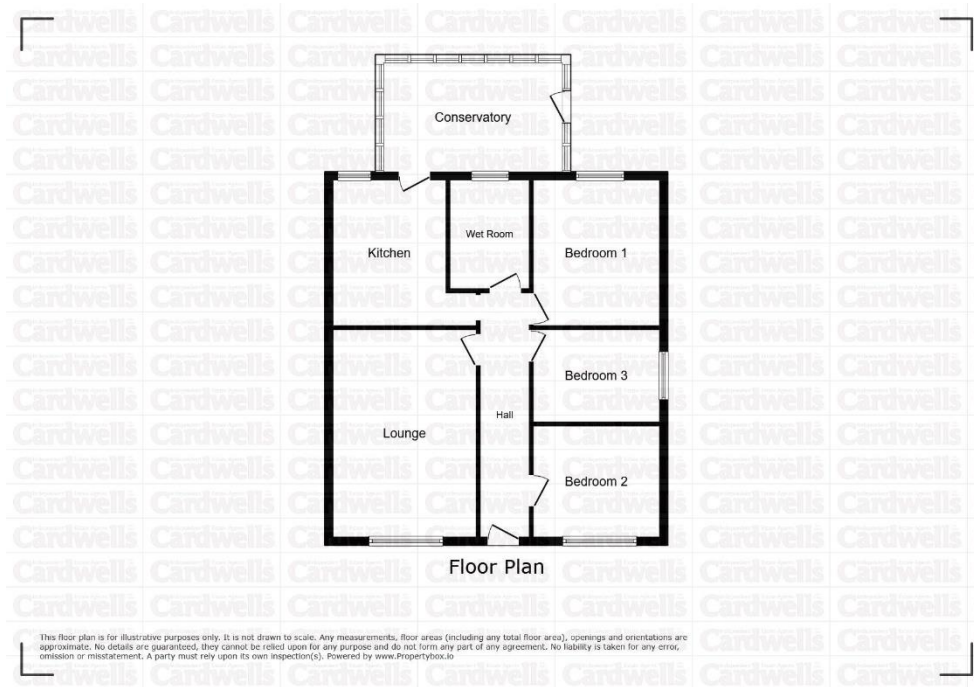




CHURCHILL DRIVE, LITTLE LEVER, BL3 1PF



- No onward chain
- Semi detached true bungalow
- Three bedrooms
- Modern fitted kitchen
- Spacious conservatory
- Low maintenance garden
- Close to local shops and healthcare facilities
- Excellent commuter links Bolton, Bury & Manchester



£260,000

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Occupying an enviable position on a popular residential development in Little Lever, with attractive open field views to the rear, this well presented three bedroom semi-detached true bungalow offers spacious and versatile accommodation, ideal for those seeking the convenience of single storey living in a well connected location. The property is within easy reach of Little Lever village centre, local shops, schools, healthcare facilities and excellent commuter links to Bolton, Bury, Radcliffe and Manchester. Nearby amenities include Mytham Primary School, Little Lever School, local convenience stores, all within a short distance of the property.

Internally the accommodation comprises an entrance hallway, a bright and welcoming lounge, three well proportioned bedrooms, a modern wet room, and a stylish fitted kitchen. To the rear, a good-sized conservatory provides additional living space and enjoys pleasant views over the garden and surrounding fields, making it an ideal space for relaxing or entertaining. Externally, the property offers excellent accessibility, benefiting from a fitted ramp leading from the front driveway to the entrance door, making it particularly suitable for wheelchair users or those with mobility requirements. A block paved driveway provides ample off road parking and leads to the garage. The rear garden has been designed with ease of maintenance in mind and features a flagged patio area, ideal for outdoor seating and dining, together with a low-maintenance garden enjoying a peaceful backdrop of open fields.

Little Lever town centre is approximately 0.8 miles away and offers a range of supermarkets, shops, cafés, pharmacies and everyday amenities. Mytham Primary School is approximately 0.5 miles away, whilst Little Lever School is around 1.1 miles from the property. For commuters, the nearby A666, M60 motorway network, local bus routes and Kearsley railway station provide excellent transport links throughout Greater Manchester. For further 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.

Lounge: 16' 11" x 11' 8" (5.15m x 3.56m) Ceiling light point, double glazed bow window to the front, radiator, dado rail, living flame gas fire and surround.

Kitchen: 11' 11" x 9' 3" (3.62m x 2.81m) Downlights, double glazed window to the rear, door leading to the conservatory, radiator, range of fitted wall and base units with integrated stainless steel sink with mixer tap and drainer, extractor fan, electric hob, space for a washing machine and fridge/freezer, tiled splashback to the walls.

Conservatory: 15' 2" x 8' 11" (4.63m x 2.71m) Downlights, wall lamps, radiator, double glazed door to the side, double glazed windows.

Bedroom 1: 12' 0" x 10' 4" (3.65m x 3.14m) Ceiling light point, radiator, double glazed window overlooking the garden to the rear, fitted wardrobes.

Bedroom 2: 10' 3" x 9' 0" (3.13m x 2.75m) Ceiling light point, radiator, double glazed window to the front.

Bedroom 3: 10' 2" x 7' 6" (3.11m x 2.29m) Ceiling light point, radiator, double glazed window to the side, laminate flooring.

Wet room: 8' 10" x 6' 6" (2.70m x 1.97m) Ceiling light point, radiator, double glazed window to the side, laminate flooring.

Outside: To the front of the property there's a block paved driveway with a low maintenance garden to one side. There is also ramped access which will be staying with the sale of the property. To the rear of the property there is access to the garage, low maintenance garden with flagged patio area, mature flower beds and borders with views over fields to the rear.

Viewing: Please contact 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, 999 years from 1 January 1960

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

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

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any

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