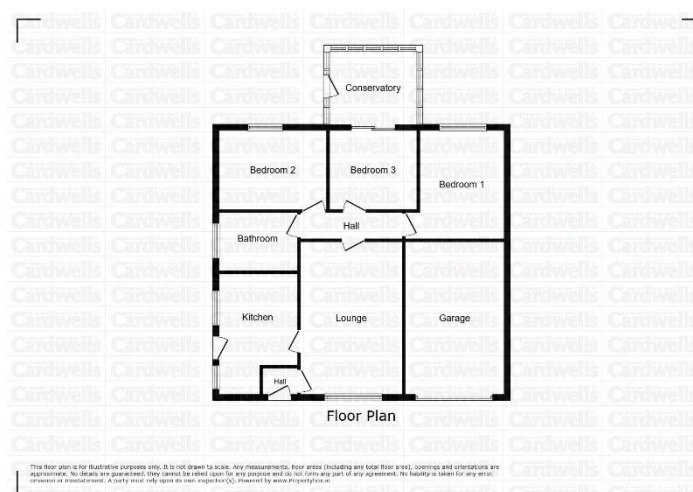




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ELLERAY CLOSE, LITTLE LEVER, BL3 1PA



- No onward chain
- Semi detached true bungalow
- Driveway and garage parking
- Beautifully maintained gardens
- Three bedrooms
- Conservatory
- Four piece family bathroom
- Close to amenities and commuter routes



£265,000

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 Est. 1982

Situated within a popular and established residential location in Little Lever, this well-presented semi-detached true bungalow offers spacious and versatile accommodation, ideally suited to a variety of purchasers including downsizers, families and those seeking single level living. The accommodation briefly comprises a welcoming vestibule, a generous lounge, fitted kitchen, inner hallway, three well proportioned bedrooms, and a stylish four piece family bathroom. One of the bedrooms enjoys direct access to a conservatory, creating a flexible additional reception space with pleasant views over the rear garden. Externally, the property is equally impressive. To the front there is a substantial block-paved driveway providing off-road parking for multiple vehicles and leading to an integral garage. To the rear, the property benefits from a beautifully maintained private garden featuring a block-paved patio area, a well-kept and manicured lawn, together with mature borders and attractive bedding plants, creating an excellent space for relaxation and outdoor entertaining. The property is conveniently positioned for a wide range of local amenities including shops and supermarkets, whilst also being within easy reach of well-regarded primary and secondary schools, including Little Lever School. Local healthcare facilities and doctors' surgeries are readily accessible within the area, and excellent transport links provide convenient access to Bolton town centre, Bury, Radcliffe and Manchester. For commuters, there are straightforward connections to the region's motorway network including the M60, M61 and M62, making this an ideal location for travelling throughout Greater Manchester and beyond. Early viewing is highly recommended to fully appreciate the accommodation, gardens and convenient location that this attractive true bungalow has to offer. 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:

Vestibule: 4' 4" x 3' 5" (1.33m x 1.04m) Ceiling light point, tiled floor, door leading into the lounge

Lounge: 17' 2" x 11' 6" (5.22m x 3.50m) Ceiling light point, coving to the ceiling, double glazed window to the front, radiator.

Kitchen: 13' 7" x 8' 10" (4.14m x 2.70m) Ceiling light point, double glazed windows to the side, door to the side, radiator, range of fitted wall and base units with integrated one and a half bowl sink with mixer tap and drainer, extractor fan, electric hob, double electric oven, washing machine, undercounter fridge and freezer, tiled floor and walls.

Inner hallway: Ceiling light point, loft access.

Bedroom 1: 13' 11" x 12' 4" (4.24m x 3.75m) Ceiling light point, radiator, fitted wardrobes, double glazed window over looking the rear garden.

Bedroom 2: 10' 5" x 8' 11" (3.17m x 2.72m) Ceiling light point, radiator, fitted wardrobes, double glazed window over looking the rear garden.

Bedroom 3: 8' 11" x 7' 11" (2.71m x 2.41m) Ceiling light point, radiator, laminate effect flooring, double glazed sliding patio doors leading to the conservatory.

Conservatory: 11' 5" x 8' 3" (3.49m x 2.52m) Wall lamp, radiators, double glazed windows, laminate effect flooring, door to the side leading to the garden.

Bathroom: 8' 10" x 6' 4" (2.68m x 1.93m) Ceiling light point, double glazed window to the side, radiator, four piece suite incorporating a wc, pedestal sink, corner bath, walk in shower cubicle, extractor fan, tiled floor and walls.

Outside: The front of the property has a good sized and well proportioned block paved driveway which gives access to the integral garage. To the rear of the property there is a large flagged patio area which leads to the side of the property and the gate to the front. The rear garden has a very well presented manicured lawn with flowerbeds and borders to the rear and the sides.

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 999 years from 1 January 1960

Council tax: Cardwells estate agents Bolton research indicates the property isband C £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

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

