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Cardwells Est. 1982

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LANCASTER DRIVE, DARCY LEVER, BL3 1XF



- Three bed semi-detached family home
- Open plan lounge and dining room
- Conservatory with insulated warm roof
- Modern fitted kitchen
- Modern bathroom and separate Wc
- Concrete imprinted driveway & garage
- Close to highly schools
- Excellent commuter links



Offers in the Region Of £260,000

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 E: bolton@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Situated within a highly desirable residential area of Little Lever, this attractive three-bedroom semi detached family home offers spacious and versatile accommodation, ideal for growing families seeking convenient access to local amenities, reputable schools and excellent commuter links. The accommodation briefly comprises a superb open-plan lounge and dining room, creating a bright and sociable living space, perfectly suited to modern family life and entertaining. To the rear, a generously sized conservatory with an insulated warm roof provides a comfortable year-round additional reception area with pleasant views over the garden. The modern fitted kitchen is well equipped with a range of contemporary wall and base units, complementary work surfaces and ample space for appliances. To the first floor are three well-proportioned bedrooms, together with a stylish family bathroom featuring a panelled bath, walk-in shower cubicle and pedestal wash hand basin, whilst a separate WC adds further practicality for family living. Externally, the property benefits from a concrete imprinted driveway providing ample off-road parking and leading to the integral garage. To the rear is a beautifully landscaped garden offering an excellent outdoor entertaining space and a safe environment for children and pets. The property is particularly well positioned for families, being within easy reach of a number of well-regarded educational facilities including Bowness Primary School, St Matthew's CE Primary School, Mytham Primary School, St Teresa's RC Primary School and Little Lever School, all situated within approximately two miles of the property. For commuters, the property enjoys excellent transport connections to Bolton, Bury and Manchester. Regular Bee Network bus services operate through Little Lever, including direct routes to Radcliffe, where the Metrolink network provides convenient access into Manchester City Centre and across Greater Manchester. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: 5' 9" x 3' 8" (1.74m x 1.11m) Ceiling light point, double glazed windows to the side, laminate flooring, door leading into the lounge.

Lounge/dining room: 22' 0" x 11' 1" (6.70m x 3.38m) Ceiling light point, coving to the ceiling, radiators, living flame gas fire and surround, laminate flooring, under stairs storage, stairs leading to the first floor, double glazed French doors leading to the conservatory.

Conservatory: 10' 4" x 8' 1" (3.15m x 2.46m) Insulated warm roof with downlights, tiled floor, double glazed windows, double glazed French doors to the side leading to the patio, wall mounted storage heater.

Kitchen: 9' 6" x 7' 5" (2.90m x 2.27m) Ceiling light point, double glazed window overlooking the garden, door to the rear, wall mounted Worcester boiler, radiator, range of fitted wall and base units with complimentary worktops with integrated sink with mixer tap and drainer, fridge/freezer, slimline dishwasher, space for a gas cooker and washing machine, tiled flooring.

Landing: Ceiling light point, loft access which is part boarded and with a light, coving to the ceiling.

Bedroom 1: 13' 1" x 9' 1" (4.00m x 2.76m) Downlights, double glazed window to the front, radiator, fitted wardrobes and dresser.

Bedroom 2: 10' 4" x 8' 4" (3.16m x 2.54m) Ceiling light point, radiator, double glazed window to the front.

Bedroom 3: 9' 0" x 8' 5" (2.75m x 2.57m) Ceiling light point, radiator, double glazed window overlooking the rear garden.

Bathroom: 7' 7" x 7' 3" (2.30m x 2.20m) Downlights, double glazed window to the rear, wall mounted vertical ladder radiator, three piece suite incorporating a vanity unit with inset sink, panelled bath with mixer tap and a walk in shower cubicle all with black trim and fittings, extractor fan.

Separate Wc: 4' 6" x 2' 11" (1.38m x 0.89m) Ceiling light point, double glazed window to the rear, Wc and wash hand basin.

Garage: 16' 5" x 8' 4" (5.00m x 2.53m) Up and over garage door.

Externally: The property benefits from a concrete imprinted driveway providing ample off-road parking and leading to the integral garage. To the rear is a beautifully landscaped garden offering an excellent outdoor entertaining space and a safe environment for children and pets.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.06 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 23 May 1974

Council Tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1866

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

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