













Total floor area: 98.8 sq.m. (1,063 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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LAUREL AVENUE, DARCY LEVER, BL3 1AS



- Detached family home
- Three bedrooms
- En suite, bathroom & guest W.C.
- Lounge and study
- Open plan dining kitchen
- Double driveway
- Gardens to front and rear
- Popular location







Offers in the Region Of £325,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

This stunning and stylish three-bedroom detached family home occupies an enviable position within a highly regarded development of executive homes in the popular Darcy Lever area of Bolton. Beautifully presented throughout and thoughtfully enhanced by the current owners, the property offers spacious and versatile accommodation ideally suited to modern family living. The location is particularly attractive for families, being within easy reach of a wide range of everyday amenities. Nearby shopping facilities include local convenience stores, supermarkets, pharmacies and healthcare services, whilst Bolton Town Centre offers extensive retail, leisure and dining opportunities. Residents also benefit from excellent access to local parks, recreational facilities and countryside walks along the nearby River Tonge and surrounding green spaces. Families will appreciate the excellent educational provision available in the area. Nearby primary schools include St Stephen and All Martyrs' CofE School, St Michael's CofE Primary School and Bolton Parish Church CE Primary School, whilst secondary education is available at the highly regarded Little Lever School, together with several other well-regarded secondary schools in the surrounding area. These educational facilities have helped make Darcy Lever a consistently popular choice with family buyers. For commuters, the property enjoys excellent transport connections. Moses Gate Railway Station is approximately one mile away and provides convenient rail services to Bolton, Manchester, Salford and the wider North West. Regular bus services operate throughout Darcy Lever and along nearby main routes, providing easy access to Bolton town centre, Farnworth, Little Lever and neighbouring districts. The property also benefits from excellent road connectivity via the A666 St Peter's Way, M61 and M60 motorway networks, making travel across Greater Manchester and beyond particularly convenient. The stylish accommodation briefly comprises an entrance porch, welcoming lounge and an impressive open-plan dining kitchen creating the ideal space for modern family life and entertaining. An inner hallway leads to a guest WC, whilst the former garage has been intelligently reconfigured to provide a useful laundry/utility room to the rear and a versatile study/home office to the front. To the first floor, the principal bedroom benefits from its own en-suite shower room, whilst two further well-proportioned bedrooms are served by a contemporary three-piece family bathroom. Externally, the property offers driveway parking for two vehicles to the front. To the rear is a superb family garden designed with entertaining in mind, featuring attractive seating areas, a neat lawn and secure fencing, creating an ideal space for children, pets and outdoor gatherings. Combining modern family accommodation, excellent schools, convenient amenities and outstanding commuter links, this exceptional detached home is certain to attract significant interest. Early viewing is highly recommended to fully appreciate the quality and lifestyle on offer. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall: 3' 3" x 3' 3" (1m x 1m) Double glazed door to the front elevation.

Study: 7' 7" x 7' 7" (2.3m x 2.3m) Double glazed window to the front elevation. Radiator.

Lounge: 13' 5" x 11' 10" (4.1m x 3.6m) Double glazed window to the front elevation radiator. Vinyl flooring.

Dining Kitchen: 20' 0" x 10' 6" (6.1m x 3.2m) Double glazed French doors and window to the rear elevation. Range of base units with contrasting work surfaces. Inset one and a half bowl sink and drainer. Four burner gas hob with electric double oven and built in microwave. Integrated fridges and freezer. Plumbed for washing machine and dishwasher. Tiled floor. Radiator.

Inner Hall: Stairs lead off to the first floor landing.

Guest W.C. 4' 11" x 3' 3" (1.5m x 1.0m) Double glazed window to the side elevation. Two piece suite comprising hand wash basin set on a driftwood shelf. Dual flush W.C. Tiled floor. Part tiled elevations.

Laundry room / utility: 9' 6" x 7' 7" (2.9m x 2.3m) Double glazed window to the side elevation. Tiled floor. Central heating boiler. Radiator. Space for fridge, freezer and dryer.

First floor landing: Double glazed window to the side elevation. Radiator.

Bedroom One: 14' 5" x 9' 10" (4.4m x 3.0m) Double glazed window to the rear elevation. Radiator. Wall mounted TV point.

En suite: 4' 11" x 5' 3" (1.5m x 1.6m) Double glazed window to the side elevation. Three piece suite comprising; corner shower cubicle, vanity sink unit and close coupled w.c

Bedroom Two: 11' 2" x 9' 10" (3.4m x 3.0m) Double glazed window to the front elevation. Fitted wardrobes. Radiator.

Bedroom Three: 8' 10" x 8' 6" (2.7m x 2.6m) Double glazed window to the front elevations. Radiator

Bathroom: 7' 10" x 5' 7" (2.4m x 1.7m) Double glazed window to the rear elevation. Three piece suite comprising bath with hand held shower over, vanity sink with dual flush w.c. Chrome heated towel rail.

Gardens Externally, the property offers driveway parking for two vehicles to the front. To the rear is a superb family garden designed with entertaining in mind, featuring attractive seating areas, a neat lawn and secure fencing, creating an ideal space for children, pets and outdoor gatherings.

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 Freehold.

Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £2133

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.

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













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