



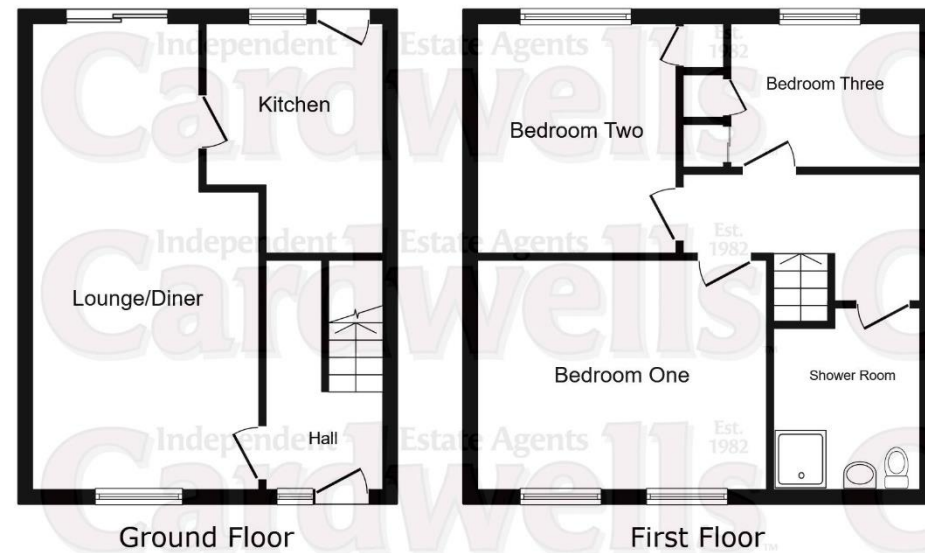
Independent Estate Agents
Cardwells Est. 1982

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SKELWITH AVENUE, GREAT LEVER, BL3 2EJ



- Three bedroom family home
- Gated driveway parking
- Lovely front aspect over the field
- New gas combination CH boiler
- Well tended gardens to front and rear
- Stylish professionally fitted kitchen
- White three-piece shower room suite
- Early Viewing recommended



£190,000

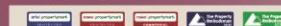
BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A three bedroom family home set in a consistently popular residential location enjoying a front aspect towards the central field. The property is within walking distance of some beautiful countryside which is ideal to explore on foot or bicycle, there are popular schools nearby, houses of worship, shops and transport links. The accommodation briefly comprises: hallway, living room which opens up into the dining room with sliding patio doors off to the rear garden, quality fitted kitchen, first floor landing, three good bedrooms all with fitted furniture and a three-piece shower room. There is gated off road driveway parking to the front with a pretty lawn front garden. A superb rear garden with a patio area and a well maintained and enclosed lawn garden space. The property benefits from a recently installed gas combination central heating boiler, which comes with the remainder of the five year guarantee and also has UPVC double glazing. This property really must be viewed to be fully appreciated. In the first instance there is a walk-through viewing video available to watch and then a personal inspection can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting; cardwells.co.uk.

Directions

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall: 10' 11" x 6' 1" (3.318m x 1.847m) UPVC window to the front with UPVC entrance door, quality flooring.

Open Plan Lounge/Diner: 21' 9" x 10' 11" (6.631m x 3.331m) Measured at absolute maximum points, UPVC window to the front, fireplace with living flame gas fire and beautiful detailing to the fireplace. The lounge area opens up into the dining room which has the sliding UPVC patio doors off to the rear garden, two radiators.

Kitchen: 10' 10" x 8' 7" (3.311m x 2.605m) Measured at maximum points. A stylish fitted kitchen with contrasting base cabinets and drawers white gloss wall cabinets, double oven/grill, electric hob with extractor, stainless steel sink and drainer with mixer tap over, stylish ceramic wall and floor tiling, UPVC window over the sink which overlooks the rear garden, radiator, spot lighting, UPVC rear entrance door

First Floor Landing: 11' 6" x 6' 3" (3.494m x 1.896m) Radiator, built-in storage space, loft access point, quality carpet.

Bedroom One: 13' 11" x 11' 1" (4.252m x 3.372m) Two UPVC double glazed windows to the front which enjoy pleasant front aspect both with fitted blinds, fitted wardrobes and built-in storage space, radiator, spotlighting.

Bedroom Two: 11' 1" x 9' 7" (3.373m x 2.924m) UPVC window to the rear overlooking the back garden, fitted wardrobes, built-in storage space which contains the gas combination central heating boiler, radiator, carpet. the boiler was fitted in 2024 and we are advised that it comes with the remainder of the five year guarantee.

Bedroom Three: 9' 3" x 6' 11" (2.816m x 2.114m) UPVC window to the rear, radiator, built-in storage space, quality carpet.

Shower Room: 7' 9" x 7' 1" (2.372m x 2.156m) A three-piece shower room suite comprising corner shower enclosure, pedestal wash hand basin and WC, radiator, ceramic wall tiling, spotlighting, extractor, UPVC window.

Parking: There is gated off-road driveway car parking to the front

Outside: Set behind a lower level wall with wrought iron railings which match the wrought iron vehicle gates. The front garden is neatly laid to lawn with well stocked flower beds to the perimeter. The rear garden is very well maintained with flagged patio and a low-level brick wall with pedestrian gate closes the lawn sections of the garden. There is well stocked flower beds with mature shrubs and small trees. A storage outhouse with power and lighting.

Plot Size: The overall approximate plot size is around 0.04 of an acre.

Chain Details: The property will be sold with an upward chain, the details of which have not yet been established.

Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1432.

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

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.

Viewings: 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. A walk through viewing video is available to watch in the first instance.

Thinking of selling or letting: 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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (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 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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