













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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WINDERMERE AVENUE, LITTLE LEVER, BL3 1DU



- Semi detached dormer bungalow
- Two/three bedrooms
- Two shower rooms
- Low maintenance garden
- Concrete imprinted driveway
- Garage
- Not overlooked to the rear
- Close to amenities and commuter routes







£220,000

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



Incorporating: Wright Dickson & Catlow, WDC Estates

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Offered for sale with NO ONWARD CHAIN is this well presented semi detached dormer bungalow which offers flexible accommodation throughout. Internally the property is well presented however I would expect a new owner to do some modernisation. Little Lever is a popular area to live with many local amenities, schools and commuter routes on the doorstep. Internally the property comprises an entrance hallway, lounge, breakfast room, kitchen, dining room/bedroom, conservatory and four piece shower room to the ground floor with two double bedrooms and a three piece shower room to the first floor. Externally To there is a concrete imported driveway for multiple vehicles at the front which leads down the side of the property to the garage at the rear. Enclosed rear garden which is low maintenance with a concrete imprinted patio with raised beds to the rear and side. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Ceiling light point, storage cupboard, radiator.

Breakfast Room: 10' 0" x 9' 3" (3.05m x 2.82m) Ceiling light point, radiator, double glazed window to the front, stairs to the first floor, open into the lounge.

Lounge: 16' 2" x 10' 8" (4.92m x 3.26m) Ceiling light point, radiator, double glazed window to the front.

Kitchen: 13' 11" x 9' 3" (4.23m x 2.82m) Ceiling light point, radiator, double glazed window to the rear, range of fitted wall and base units with integrated extractor fan, gas hob, double electric oven, space for a washing machine, fridge freezer, stainless steel sink with mixed a tap and drainer, tiled splashback to the wall walls.

Dining Room: 11' 2" x 10' 10" (3.40m x 3.29m) Ceiling light point, wall lamps, radiator, sliding patio doors leading to the conservatory, could be used as an additional bedroom.

Conservatory: 12' 1" x 8' 4" (3.68m x 2.54m) Ceiling light point, radiator, double glazed windows to the rear and the side, double glazed door leading onto the rear garden.

Shower Room: 6' 2" x 5' 10" (1.87m x 1.77m) Ceiling light point, double glazed window to the side, radiator, four piece suite including a wc, bidet, vanity unit within inset sink, walk-in shower cubicle, tiled walls.

Landing: Downlights, loft access, radiator, double glazed window to the front.

Bedroom One: 15' 8" x 6' 9" (4.77m x 2.05m) Ceiling light points, double glazed windows of rear, radiator, fitted wardrobes.

Bedroom Two: 16' 2" x 9' 9" (4.94m x 2.96m) Ceiling light point, radiator, double glazed window to the front, fitted wardrobes.

Shower Room: 8' 11" x 6' 2" (2.71m x 1.89m) Ceiling light point, double glazed window to the side, three-piece suite incorporating a WC, pedestal sink, walk in shower cubicle, storage cupboards, tiled walls.

Externally: To the front of the property there is a concrete imported driveway for multiple vehicles leading down the side of the property to the garage at the rear. Enclosed rear garden which is low maintenance with a concrete imprinted patio with raised beds to the rear and side.

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

Tenure: The property will be sold as a freehold. However, there is a lease on the due to our client owning a percentage of equity in the property. Once sale agreed, an application will be made with Land Registry to remove the title. We will then expedite this, so the case is looked at within 10 working days. We will not be able to complete on the property until the lease has been removed.

Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £2015

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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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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