



BEECHCROFT AVENUE, DARCY LEVER, BL2 6HB



- Four bedroom family home
- Good sized rear garden
- Driveway for two cars
- Lounge and kitchen/diner
- Cloakroom/wc
- Three piece family bathroom
- Close to Leverhulme Park
- Popular location



£150,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Situated within a short walk of Leverhulme Park is this well presented end terraced property. The location is superb for those that enjoy the beautiful local countryside with many fantastic walks to explore. The town centre of Bolton is within easy reach as is the motorway network via St Peters Way. There are many popular schools nearby as well as restaurants, recreational space and sporting/leisure facilities. Internally the accommodation comprises an entrance hallway, living room, kitchen/diner, cloakroom/wc and lean too, to the ground floor with four bedrooms and a family bathroom to the first floor. Externally there is gravelled driveway parking for two cars to the front. To the rear of the property there is a good sized low maintenance garden which isn't overlooked to the rear with space for a couple of sheds. There is a flat patio area with low maintenance artificial grass garden leading to a wood chipped play area with raised flowerbeds to one side. 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:

Entrance Hall: Ceiling light point, stairs leading to the first floor.

Lounge: 0' 0" x 0' 0" (0.00m x 0.00m) Wall lamps, radiator, double glazed window to the front, log stove.

Kitchen/diner: 16' 9" x 7' 5" (5.10m x 2.27m) Ceiling light points, double glazed window to the rear, range of fitted wall and base units with extractor fan, integrated five ring gas hob, double electric oven, space for a dishwasher, fridge and freezer, stainless steel sink with mixer tap and drainer, tiled splashback to the walls, radiator, wall mounted boiler.

Cloakroom/wc: Vanity unit with inset wash hand basin, tiled floor, wc.

Lean Too: 10' 6" x 9' 1" (3.19m x 2.76m) Wooden windows, radiator, space for a washing machine and dryer, double doors leading to the rear garden.

Landing: Ceiling light point, storage cupboard, loft access with pull down ladder.

Bedroom 1: 11' 1" x 9' 8" (3.37m x 2.95m) Double glazed window to the front, radiator, ceiling light point.

Bedroom 2: 10' 3" x 9' 6" (3.12m x 2.90m) Double glazed windows to the front, radiator, ceiling light point.

Bedroom 3: 12' 0" x 7' 9" (3.66m x 2.37m) Double glazed window to the rear, radiator, laminate effect flooring, ceiling light point.

Bedroom 4: 8' 11" x 6' 3" (2.71m x 1.90m) Ceiling light point, double glazed window to the rear, fitted wardrobes, laminate effect flooring, radiator.

Bathroom: 6' 1" x 6' 0" (1.86m x 1.84m) Downlights, radiator, three-piece suite incorporating a WC, wash hand basin, panel bath with mixer tap and shower above, tiled splashback to the walls, double glazed window to the rear.

Externally: To the front of the property there is gravelled driveway parking for two cars. To the rear of the property there is a good sized low maintenance garden which isn't overlooked to the rear with space for a couple of sheds. There is a flat patio area with low maintenance artificial grass garden leading to a wood chipped play area with raised flowerbeds to one side.

Tenure: Cardwells estate agents research indicates the property is Freehold.

Council tax: Cardwells estate agents Bolton research indicates the property is band A annual cost of £1511

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

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.

Arranging a mortgage: Cardwells Estate Agents Bolton 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

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

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