



**CHURCHILL DRIVE – LITTLE LEVER – OFFERS IN THE REGION OF
£290,000**

“OFFERED WITH NO CHAIN an incredibly versatile and deceptively spacious six bedroom semi-detached Fletcher built family home positioned in a consistently popular residential location. With three bedrooms on the ground floor the property could easily be used as a four-bedroom home with an office, dining room, lounge and dining kitchen. Locally very beautiful countryside to explore, popular schools, both primary and secondary level, superb restaurants, excellent village, shops, and easy transport links to: Bolton, Bury, Radcliffe and Whitefield. The spacious family home enjoys accommodation which extends to around 1300 ft.² positioned in a plot of around 0.10 of an acre. The accommodation briefly comprises: welcoming reception hallway, large lounge, fitted kitchen/diner, fitted master bedroom, with three-piece, en suite shower room, two additional ground floor bedrooms which may suit alternative uses, first floor landing, three additional bedrooms, second with a walk-in wardrobe and a three-piece family bathroom suite. Externally, there is a larger than normal single garage with vehicle access doors to both front and rear, beautiful, family friendly rear garden complete with summerhouse and a pretty front garden with driveway leading to the garage.

The property is warmed via electric storage heaters, so we are advised that gas is on the road, vast majority of the windows are double glazed, there is a security alarm system, lovely views, and importantly, is available with no further upward chain delay.”



BOLTON

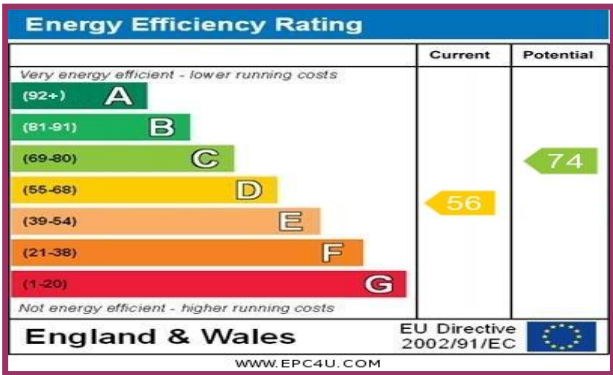
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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Floor area:

The approximate floor area of the spacious family home around 1300 ft.² exclusive of the garage.

Reception hall: 21' 4" x 6' 6" (6.496m x 1.973m)

Measured at maximum points. uPVC entrance door, electric storage heater, under stairs storage space, turning spindled staircase, off to the first floor.

Living room: 16' 11" x 11' 8" (5.164m x 3.553m)

Large single glazed window to the front, electric storage heater.



Kitchen diner: 12' 0" x 9' 3" (3.653m x 2.829m)

Fitted kitchen with a generous range of matching: drawers, base, and wall cabinets, modern fan assisted oven/grill, hob, extractor, stainless steel single bowl sink and drainer with mixer tap over, The washing machine and fridge freezer are included, uPVC window overlooking the rear garden, uPVC rear entrance door, quality flooring, spot lighting.



Master bedroom: 12' 0" x 10' 3" (3.649m x 3.127m)

Fitted furniture giving wardrobes to either side of the bed space and bridging cabinets, large uPVC window overlooking the rear garden, electric storage heater, en suite shower room off.



Chain details:

We understand that our client will move out to accommodate a sale, so the property can be sold with no further upward chain.

Tenure:

Cardwells Estate Agents Bolton pre marketing research indicates that the property is Leasehold, enjoying a term of 999 years from 1st January 1960, the annual ground rent is £12 per annum. We encourage interested parties to confirm the tenure details to their satisfaction with their solicitor.

Council tax:

The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. We are awaiting confirmation of the council tax rating, and an indicative cost example, if the property is C rated, this is at an annual cost of around £1812.32 (at the time of writing).

Conservation area:

Cardwells Estate Agents Bolton, pre-marketing research indicates that the property is not set within a conservation area.

Flood risk information:

Cardwells Estate Agents Bolton pre-marketing research indicates that the home is in a position which is regarded as having a "very low" risk of flooding.

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.

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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En suite: 6' 6" x 5' 4" (1.974m x 1.613m)
 A three-piece ground floor shower room, comprising: shower with electric shower, pedestal, wash and basin and WC, uPVC window, ceramic wall tiling, electric heater.

Bedroom 5: 10' 3" x 9' 5" (3.118m x 2.877m)
 Electric storage heater, spot lighting, single glazed window to the front.



Bedroom 6: 10' 3" x 7' 1" (3.118m x 2.169m)
 uPVC window to the side.

First floor landing: 9' 0" x 6' 6" (2.754m x 1.979m)
 Double glazed Velux sky window with fitted blind.

Bedroom 2: 9' 6" x 13' 6" (2.896m x 4.105m)
 uPVC window to front, electric storage heater, large walk-in wardrobe/storage space off, access to eaves storage space as well.



Bedroom 3: 13' 1" x 9' 7" (3.986m x 2.932m)
 uPVC window to the front, electric storage heater, access to 2 storage areas.

Bedroom 4: 9' 5" x 9' 1" (2.858m x 2.765m)

Large Velux window with fitted blind, electric storage heater, spot lighting.



Bathroom: 6' 7" x 5' 10" (2.009m x 1.775m)

3-piece bathroom suite comprising: pedestal, wash, and basin, WC and bath with electric shower over, ceramic wall tiles, heated towel rail, large Velux window with fitted blind.



Garage: 20' 6" x 9' 0" (6.249m x 2.734m)

There is an oversized single garage to the side of the property with vehicle access doors to both the front and the rear, for example, a boat/caravan to be stored beyond the garage within the rear garden. The garage is served by flagged driveway providing further off-road parking. Parking on the driveway is set to behind vehicle access gates

Overall plot size:

The overall plot size is around 0.10 of an acre.

Front garden:

Front garden is sat behind a low-level wall and is predominantly laid to lawn with shrubs and flowers to the borders.

Rear garden:

The rear garden is private in nature with mature trees. Enhancing the privacy, there is a sizable lawn area and patio space being ideal for children to play and entertaining/barbecuing in the summer months. The summerhouse to the rear of the garden comes complete with electric and may be an ideal space to sit and relax whilst admiring the garden.