

Ground Floor

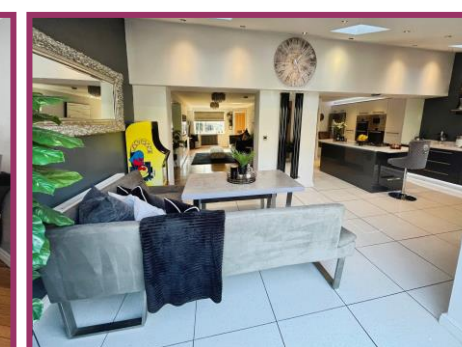


First Floor

**ELDER DRIVE, DARCY LEVER, BL3 1AT**



- Extended detached family home
- Stunning open plan kitchen/living room
- Family bathroom, en-suite & cloakrm/wc
- Four double bedrooms
- Driveway and garage parking
- Beautiful low maintenance rear garden
- Close to open countryside
- Ideal for commuting and amenities



**Offers in Excess of £355,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ  
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E: bolton@cardwells.co.uk

**BURY**

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**LETTINGS & MANAGEMENT**

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Stunning detached family home located within the always popular area of Darcy Lever. This wonderful home has been modernised and extended by the current owners to create a truly fantastic family home with an abundance of living accommodation throughout. The property is ideally located close to many commuter routes and is on the doorstep for shops, schools and within a short distance of Moses Gate Country Park and Leverhulme Park. Internally the property comprises an entrance hallway, cloakroom/wc, lounge, open plan living/dining room which opens into the stunning kitchen with complementary granite worktops and has bi-fold doors leading to the rear garden. The first floor has a family bathroom and four double bedrooms with the master bedroom having an en-suite shower room. Externally there is a lawned garden with driveway parking leading to the integral garage at the front. The rear of the property is low maintenance with a super patio area which has steps up to a raised low maintenance garden that captures the sun and is ideal to relax in after a days work. Viewings are highly recommended to appreciate the style and standard of the property on offer. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hallway:** Ceiling light point, radiator, oak wooden flooring, stairs leading to the first floor.

**Lounge:** 24' 4" x 10' 11" (7.42m x 3.33m) Oak wooden flooring with slate effect feature wall, media unit with inset remote controlled flame effect fire, radiators, ceiling light points, downlights.

**Open plan Living/Dining:** 23' 5" x 9' 4" (7.13m x 2.85m) Downlights, skylights, bi-folding doors leading out into the garden, double glazed window to the rear, porcelain tiled floor, fitted base units with complementary granite worktops and one and a half bowl sink, open into the kitchen area.

**Kitchen:** 12' 4" x 10' 9" (3.75m x 3.28m) Downlights, centre island unit with granite worktops and an integrated rive ring gas hob with extractor above, range of fitted wall and base units with complementary granite worktops, integrated double electric oven, electric grill, microwave and space for an American fridge/freezer.

**Cloakroom/wc:** 4' 11" x 4' 3" (1.51m x 1.30m) Radiator, extractor fan, porcelain tiled floor, vanity unit with inset sink and wc, ceiling light point.

**Landing:** Ceiling light point, loft access, radiator.

**Bedroom 1:** 15' 6" x 11' 0" (4.73m x 3.35m) Fitted wardrobes, radiator, double glazed window to the front, door to en-suite, ceiling light point.

**En-suite:** 5' 8" x 6' 2" (1.72m x 1.89m) Double glazed window to the front, wall mounted vertical ladder radiator, three piece suite incorporating a wc, vanity unit with counter top sink, walk in shower cubicle, tiled floor and walls, ceiling light point.

**Bedroom 2:** 12' 11" x 9' 2" (3.93m x 2.80m) Ceiling light point, double glazed window to the front, fitted wardrobes, radiator, fitted dressing table and drawers.

**Bedroom 3:** 9' 5" x 9' 2" (2.86m x 2.79m) Double glazed window over looking the garden to the rear, radiator, ceiling light point.

**Bedroom 4:** 8' 8" x 7' 9" (2.63m x 2.37m) Ceiling light point, double glazed window overlooking the garden to the rear, radiator, fitted wardrobes.

**Bathroom:** 6' 0" x 5' 7" (1.84m x 1.69m) Ceiling light point, extractor fan, double glazed window to the rear, wall mounted vertical ladder radiator, three piece suite incorporating a wc, sink, bath with mixer tap and shower above, tiled door and walls.

**Garage:** 17' 1" x 9' 0" (5.20m x 2.74m) Wall mounted boiler, space for a washing machine and a dryer, electric roller shutter door, ceiling light point.

**Externally:** To the front of the property there is a lawned garden with driveway parking leading to the integral garage. The rear of the property is low maintenance with a super patio area which has steps up to a raised low maintenance garden that captures the sun and is ideal to relax in after a days work.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.09 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 £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.

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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