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Independent Estate Agents

# Cardwells

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FORESTER HILL AVENUE, GREAT LEVER, BL3 2DR



- Recently comprehensively refurbished
- 3 bedroom semi detached
- 3 reception rooms, kitchen/diner & utility
- Beautiful modern integrated kitchen
- Stunning white family bathroom suite
- New boiler, plastering, décor, carpets etc
- Gated driveway parking to front
- Generous rear garden, no onward chain



Offers in region of £249,995

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates

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A recently comprehensively refurbished three bedroom semi-detached property which is in superb condition throughout hopefully ready to move straight into. Recent works completed including converting the garage to further living accommodation, wiring, new boiler, decorations, plastering, new kitchen, new bathroom etc. The family home is set in a consistently popular residential location within a short walk of one of the areas most popular primary schools, close to Bolton Hospital, and within easy reach of beautiful local countryside, shops, transport links, houses of worship, sporting facilities and recreational facilities. The accommodation is particularly well presented throughout and briefly comprises: reception hallway, living room, which opens into the sitting room, morning room, beautiful modern white kitchen/diner, utility room, first floor landing, three bedrooms and a beautiful white three-piece bathroom suite. There is gated off-road driveway parking to the front and a generous size enclosed rear garden. Importantly the family home is offered for sale with early vacant possession and no further upward chain delay, therefore it is hoped a prompt completion can be arranged once a sale is agreed.

Viewing is essential to appreciate all that is on offer and the potential. In the first instance a walk-through viewing video is available to watch and then a personal viewing can be arranged by calling 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).

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

**Reception hallway:** 12' 0" x 5' 4" (3.650m x 1.623m) uPVC window to the front, quality entrance door, stylish glazed staircase off to the first floor, neutral decorations, quality carpet, lovely internal doors service the reception rooms.

**Lounge:** 12' 0" x 11' 4" (3.659m x 3.467m) Measured at maximum points. uPVC window to virtually the full width of the room, radiator, lovely carpet, neutral decorations, spot lighting, the lounge opens directly into the sitting room, both rooms have doors from the hallway.

**Sitting room:** 12' 0" x 11' 5" (3.659m x 3.478m) Sliding tall uPVC double glazed patio doors off to the rear garden, quality carpeting, neutral decorations, radiator, spot lighting. The total length of the combined rooms from patio door to window frame is 7.278 metres, so as a combined open space this really is a fantastic size.

**Morning room:** 8' 2" x 6' 2" (2.477m x 1.868m) Virtually full width uPVC window overlooking the rear garden, neutral decorations, radiator, quality carpeting, inset spot lighting.

**Kitchen diner:** 18' 8" x 8' 7" (5.695m x 2.608m) Recently fitted, quality gloss white fitted kitchen complete with integrated: dishwasher, fridge/freezer, oven/grill, gas hob with extractor over and an excellent range of matching: drawers, base and wall cabinets. The room is particularly light with virtually full width uPVC windows to the front, the kitchen area opens up into the dining area with the beautiful ceramic tiled floor flowing through the entire space, radiator, spot lighting.

**Utility room:** 4' 9" x 8' 7" (1.460m x 2.608m) Stainless steel single bowl sink and drainer with built under storage cupboard space for the washing machine and dryer, wall mounted Ariston gas combination central heating boiler, radiator, uPVC door off to the rear garden.

**First floor landing:** 6' 8" x 6' 4" (2.029m x 1.926m) Glazed balustrading, uPVC window, neutrally decorated, quality carpets.

**Bedroom 1:** 12' 2" x 11' 2" (3.716m x 3.406m) Virtually full width uPVC window to the front, quality carpet, neutral redecorated, ceiling spot lighting, radiator.

**Bedroom 2:** 10' 1" x 11' 1" (3.073m x 3.388m) uPVC window to the rear overlooking the garden, radiator, quality carpet, newly decorated, spot lighting.

**Bedroom 3:** 6' 9" x 6' 4" (2.065m x 1.918m) uPVC window to the front, radiator, quality carpet, spot lighting.

**Parking:** There is a gated private off-road driveway parking to the front.

**Garden:** The front garden is sat behind a low-level brick. The rear garden is of a generous size being around 42 foot in length with patio space to the rear of the property to land areas to either side of a central footpath, external lighting, external tap et cetera.

**Chain details:** The property is offered for sale with no further upward chain an early vacant possession.

**Tenure:** We are advised the property is Leasehold, 999 years (less 10 days) from 1 November 1859

**Council tax band:** The band is C

**Viewings:** Viewing is highly recommended to appreciate all that is on offer, in the first instance there is a walk through viewing video to watch, and then 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)

**Thinking of selling:** If you are thinking of selling 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.

**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)

