



Independent Estate Agents **Cardwells** Est. 1982

www.cardwells.co.uk

DUXBURY AVENUE, LITTLE LEVER, BL3 1PY



- Very well presented 2 bed semi bungalow
- Driveway parking/gas ch/ Upvc dglazed
- Hall/lounge/dining room/prof fitted kitchen
- 2 good bedrooms/family bathroom
- Close to fabulous amenities/schools
- Bolton and Farnworth centres nearby
- Well maintained corner plot gardens
- Viewing highly recommended



Floor Plan



£230,000

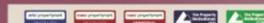
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Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.



A very well presented corner plot 2 bed semi detached bungalow available now via Cardwells Estate Agents Bolton. Situated on a pleasant street off Tong Road and as such being in close proximity to the village and all its fantastic amenities, nurseries and schools, bars and restaurants, local country walks and excellent transport links giving easy access to Farnworth, Bolton and beyond via the M60 motorway network. Warmed by gas central heating and Upvc double glazed throughout, in brief the property comprises: hall, bay fronted lounge, dining room, professionally fitted kitchen, 2 good bedrooms with a fitted master and a 3 piece family shower room. To the outside is driveway parking giving access to a detached single storage garage and very well maintained corner plot gardens. Viewings come with our highest recommendations and can easily be arranged by ringing Cardwells Estate Agents Bolton on 01204 381281 or via email at bolton@cardwells.co.uk. Please watch the online walkthrough video prior to booking your appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Timber entrance door into.

Reception Hallway: 17' 9" x 5' 6" (5.41m x 1.68m) at widest point. Fitted laminate flooring, wall mounted radiator, storage cupboard.

Lounge: 14' 0" x 11' 6" (4.26m x 3.50m) Feature fireplace and surround with inset electric fire, UPVC double glazed bay window, wall mounted radiator.

Dining Room: 9' 11" x 11' 0" (3.02m x 3.35m) UPVC double glazed window, tile effect flooring.

Kitchen: 8' 11" x 10' 7" (2.72m x 3.22m) Professionally fitted kitchen comprising 1 1/2 bowl sink unit with mixer tap over, base and wall units, worktops, oven, four ring electric hob with extractor above, tile effect flooring, space for white goods, complementary tiled splash backs, UPVC double glazed window, timber access door to the side, wall mounted gas combination boiler.

Bedroom One: 9' 2" x 11' 1" (2.79m x 3.38m) Professionally fitted furniture, UPVC double glazed bay window, wall mounted radiator.

Bedroom Two: 9' 0" x 10' 2" (2.74m x 3.10m) at widest point. UPVC double glazed window, wall mounted radiator.

Family Bathroom: 5' 4" x 7' 9" (1.62m x 2.36m) Three piece suite comprising wc, wash hand basin on a vanity unit, corner shower cubicle, floor and wall tiling, frosted UPVC double glazed window, wall mounted radiator.

Outside: Very well maintained gardens to 3 sides and a driveway giving access to a detached garage.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.09 of an acre.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold tenure from January 1960.

Council Tax: Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band B and the current cost is £1585.81 per annum payable to Bolton council.

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 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. 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

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

