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CAMBRIDGE DRIVE, LITTLE LEVER, BL3 1XG



- Extended Semi detached
- Hall/ L Shaped Lounge Dining Room
- Kitchen/ Extended Family Room
- Utility With Cloaks WC
- 3 Good sized bedrooms
- Family Bathroom
- Driveway/ Beautiful Gardens
- Excellent Amenities/Transport Links



£182,000

BOLTON

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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. C W Pearson.

A fabulous opportunity to purchase this traditional, extended 3 bed semi on the ever popular Cambridge Drive, close to the village, excellent amenities and fantastic transport links. Briefly comprising: Porch, hall, L shaped lounge dining room with double doors to the rear, a well appointed kitchen with granite worktops, extended family/ utility with cloaks WC, landing, 3 good bedrooms and a 3 piece bathroom suite. Outside offers driveway parking with York stone flags and access to the extension with a low maintenance garden to the front and a lovely rear garden with a large patio area and lawn. It is worth noting that we are advised that the garden enjoys the sunshine from lunchtime until sunset. Viewings are available 7 days a week via Cardwells Estate Agents Bolton on 01204 381281 or via email at bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway 8' 0" x 4' 11" (2.44m x 1.50m) Composite entrance door, cushion flooring, storage cupboard, radiator.

Lounge/Diner 25' 11" x 11' 11" (7.89m x 3.63m) L shaped lounge diner, laminate flooring, UPVC double glazed window, double UPVC doors to the rear, 2 radiators.

Kitchen 11' 4" x 7' 0" (3.45m x 2.13m) Professionally fitted kitchen comprising; 1 1/2 bowl stainless steel sink with mixer tap over, high gloss bass & wall units, granite worktops, 5 ring gas hob, built in oven, tiled splashbacks, storage cupboard, UPVC double glazed window, radiator.

Family Room/Utility 15' 6" x 12' 8" (4.72m x 3.86m) Carpet, UPVC double glazed window, space for white goods, radiator, UPVC door to the driveway.

Cloaks W/C 3' 8" x 2' 10" (1.12m x 0.86m) W/C, wash basin, full wall tiling, frosted UPVC double glazed window.

Landing 8' 1" x 6' 0" (2.46m x 1.83m) Carpet, cupboard housing the gas boiler, UPVC double glazed window, access to a boarded loft with a Slingsby ladder.

Bedroom One 14' 11" x 8' 10" (4.54m x 2.69m) Carpet, UPVC double glazed window, radiator.

Bedroom Two 11' 2" x 8' 10" (3.40m x 2.69m) Carpet, UPVC double glazed window, radiator.

Bedroom Three 8' 0" x 6' 8" (2.44m x 2.03m) Carpet, UPVC double glazed window, radiator.

Bathroom 6' 1" x 6' 0" (1.85m x 1.83m) 3 Piece suite comprising; w/c, wash basin on a vanity unit, cushion flooring, full wall tiling, heated towel rail, frosted UPVC double glazed window.

Externally There is driveway parking with an easy to maintain front garden. Lovely rear garden with a large patio area, lawn & shed. We are advised that the garden enjoys the sunshine from lunchtime through to sunset.

Tenure We are advise the property is leasehold and is £10 per annum.

Price £182,000

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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).

Please note: all viewings are by appointment only through our BOLTON Office

