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ASCOT ROAD, LITTLE LEVER, BL3 1ED



- Wonderful views to the rear
- On the edge of the country park
- Thoughtfully designed gardens
- 2 receptions & conservatory
- 3 bedrooms, guest WC
- Private off road parking
- Large kitchen & modern shower rm
- Superb family size home



£230,000

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 semi detached three bedroom, three reception room dormer bungalow enjoying fabulous views to the rear. Situated on the edge of the country park this wonderful family home is in a much admired position. Being part of the consistently popular residential development and conveniently placed for the areas popular schools, restaurants, shops, sporting clubs and of course, the countryside are all nearby. The property is tastefully presented throughout with accommodation briefly comprises: entrance vestibule, reception hallway, guest WC/powder room, large living room, dining room, superb conservatory fitted with an air conditioning unit that can both heat and cool, heating fitted kitchen, ground floor bedroom (or may suit various uses) first floor landing with excellent eaves storage space off, fabulous master bedroom with two windows enjoying the far reaching views to the rear, excellent size 2nd bedroom and stylish three-piece shower room suite. The rear gardens are superb having been landscaped and designed for easy maintenance and offering a variety of patio/terrace areas including a covered dining/entertaining area created out of the former garage. This is a superb family home which is sure to appeal. In the first instance viewings are via the walk-through viewing video, following which a personal visit can be arranged by calling Cardwells Estate Agents Bolton on (01204) 381281, emailing bolton@cardwells.co.uk or visiting www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance vestibule: 2' 7" x 3' 1" (0.786m x 0.928m) Quality double glazed entrance door, quarry tiled floor, door off to the reception hallway.

Reception hallway: 12' 11" x 1' (3.926m x m) Measured at maximum points, Radiator, stairs off to the first floor, useful built-in storage space under the stairs.

Guest w.c: 6' 4" x 2' 1" (1.937m x 0.647m) uPVC window to the side, modern white two piece suite comprising: dual flush WC and corner wash hand basin with vanity storage space.

Bedroom 3: 9' 9" x 9' 2" (2.982m x 2.788m) uPVC window to the front with fitted blinds, radiator, quality flooring. This room may be suitable for a variety of uses and interpretations.

Living room: 17' 0" x 10' 6" (5.180m x 3.206m) Stylish period fireplace with gas fire and detailed surround and mantle, uPVC window to the front with fitted blinds, radiator, quality flooring.

Kitchen: 16' 0" x 8' 7" (4.886m x 2.615m) Generously sized eat in kitchen with an excellent range of fitted, drawers base and wall cabinets, stainless steel sink and drainer, space for Range style cooker and American style fridge freezer, uPVC window which is internal to the conservatory, door off to the rear vestibule.

Dining room: 10' 11" x 9' 11" (3.333m x 3.019m) Radiator, ceiling light and fan, large sliding patio doors which open into the conservatory.

Conservatory: 15' 3" x 9' 7" (4.656m x 2.917m) uPVC conservatory with glazed roof, double patio doors off to the rear garden, the rear view is superb over the field towards the lake. The conservatory is cooled and can be heated via the high spec air conditioning unit.

First floor landing: 9' 6" x 4' 11" (2.900m x 1.500m) uPVC window to the side, loft access point and door into useful walk-in storage space.

Master bedroom: 18' 10" x 12' 6" (5.747m x 3.800m) The views from the master bedroom are absolutely superb with an aspect across the country Park and the lodge, there are 2 uPVC windows so that the room is flooded with natural light, mirrored fitted wardrobes and built-in storage space, radiator.

Bedroom 2: 13' 9" x 10' 1" (4.180m x 3.074m) uPVC window to the front, radiator, fitted bedroom furniture giving wardrobes and bridging cabinets around the bed, wood laminate flooring.

Shower room: 8' 10" x 6' 5" (2.685m x 1.957m) A stylish three-piece shower room suite with oversized glass shower enclosure complete with overhead and handheld shower options, wash basin and dual flush WC, heated towel rail, ceramic wall tiling, uPVC window to the side.

Garden: The rear garden has been thoughtfully landscaped to offer relatively easy to maintain outdoor space with decked terrace area, patio area golden gravel finish and a superb covered space ideal for alfresco dining. This is part of the former garage structure and offers wonderful indoor/outdoor relaxation space, currently used for dining but perhaps, would be ideal for a hot tub etc. Front garden. Enjoys well-stocked colourful flower beds with pretty plants and shrubs and a feature Palm tree. The majority is finished in golden gravel and slate for easy maintenance.

Parking: There is private off-road driveway parking.

Price: £230,000

Viewing: All viewings are by advance appointment with Cardwells Estate Agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk 7 days a week.

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