



Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## WILKINSON AVENUE, LITTLE LEVER, BL3 1QJ



- Auction sale via Pugh & Co
- Semi detached dormer bungalow
- Requires Work
- Stripped out Kitchen area
- Two reception rooms, downstairs bedroom
- Three bedrooms and bathroom to the first floor
- Sizable rear garden
- Off-road parking



**Guide Price £155,000**

### BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Located in a well regarded area of Little Lever, this sizable semi detached dorma bungalow requires work but offers the opportunity to personalise and potentially re-model. Offered for sale via auction in conjunction with our partners Pugh & Co, the auction bidding is on the 25th & 26th June 2025. The accommodation briefly comprises kitchen area which has been stripped out, lounge, dining room, ground floor bedroom, three bedrooms and a bathroom to the first floor. Externally the property enjoys driveway parking to the front leading to a garage. The rear has a substantial garden. Initial viewing there is a virtual viewing video which should be viewed in the first instance to give you an indication of the works required and then personal inspection is available 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).

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

Double glazed door to the side elevation leading into the kitchen area.

**Kitchen:** 13' 9" x 7' 10" (4.2m x 2.4m) Double glazed windows to the front and side elevations. Central heating boiler. Electric circuit panel.

**Hall:** Stairs lead off to the first floor landing. Under stairs storage.

**Lounge:** 16' 9" x 10' 2" (5.1m x 3.1m) Double glazed window to the front elevation. Exposed ceiling.

**Dining Room:** 13' 5" x 9' 2" (4.1m x 2.8m) Double glazed sliding patio doors to the rear elevation.

**Ground Floor Bedroom:** 10' 2" x 8' 10" (3.1m x 2.7m) Double glazed sliding patio doors to the rear elevation exposed ceiling.

**First Floor Landing:** Stairs lead off the hall to the first floor landing. Double glazed window to the side elevation. Loft access. Airing cupboard.

**Bedroom One:** 15' 5" x 8' 10" (4.7m x 2.7m) Double glazed window to the front elevation enjoying attractive views.

**Bedroom Two:** 8' 10" x 8' 10" (2.7m x 2.7m) Double glazed window to the rear elevation.

**Bedroom Three:** 9' 6" x 8' 10" (2.9m x 2.7m) Double glazed window to the rear elevation.

**Externally:** The front of the property has a driveway leading to the garage providing off-road parking and a mature garden area, whilst the rear appears to have a substantial sized garden which is overgrown but has trees and mature shrubs.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.06 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 900 years from 8 July 1955

**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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