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Incorporating: Wright Dickson & Catlow, WDC Estates

WILBY AVENUE, LITTLE LEVER, BOLTON, BL3 1QE



- Superb 3 bedroom semi
- Stylish decor, gas c/h, d/g windows
- Hall, lounge, arched to dining room
- Dbl UPVC doors to level lawned
- Ftd kitchen, range cooker etc
- Mod white bathroom & shower
- Long driveway, ample parking
- Timber garage



Offers In The Region Of £145,000

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CARDWELLS BURY
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CARDWELLS M28
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e: m28@cardwells.co.uk

Excellent family home in popular residential location. Bay windowed 3 bedroom semi, modernised and presented to a very high standard with gas combi central heating and a mix of UPVC and hardwood double glazed windows. Open porch, hallway, lounge with archway to dining room and double UPVC doors to the garden which is mostly lawned, level and fenced. Fitted kitchen with leisure range cooker, landing, three bedrooms, modern white bathroom and shower. Externally there is a long driveway to timber garage. A really nice property, priced to sell and sure to impress. Viewing is highly recommended, please contact Cardwells Bolton on 01204 381281.

Directions BL3 1QE

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch Open storm porch, UPVC entrance door.

Hall 11' 0" x 5' 11" (3.36m x 1.8m) Balustraded stairs off, under stairs storage cupboard, radiator.

Lounge 11' 7" x 11' 5" (3.54m x 3.49m) Into bay with Hardwood sealed unit double glazed window, laminae flooring, radiator, archway to dining room.

Dining Room 10' 10" x 10' 6" (3.3m x 3.2m) Feature lighting to chimney breast, laminate flooring, UPVC French window to garden, radiator.

Kitchen 13' 11" x 9' 2" (4.24m x 2.8m) Professionally fitted with a range or maple wood style cabinets, inset stainless steel sink top, base cupboards, drawers, ample work top space with matching wall cupboards to two walls. Leisure range cooker, plumbed for automatic washing machine, UPVC double glazed windows & rear entrance door, spotlights to ceiling.

Landing 7' 5" x 7' 5" (2.25m x 2.27m) UPVC double glazed window.

Bedroom One 12' 3" x 12' 2" (3.73m x 3.7m) Hardwood sealed unit double glazed window, radiator.

Bedroom Two 10' 10" x 11' 2" (3.3m x 3.4m) UPVC double glazed window, radiator.

Bedroom Three 7' 2" x 7' 5" (2.18m x 2.27m) Hardwood sealed unit double glazed window, built in cupboard, radiator.

Bathroom 6' 0" x 7' 5" (1.83m x 2.27m) Built in airing cupboard with gas central heating boiler, modern white suite, bath with electric shower above & glass screen, wash basin & w/c, ceramic tiled walls, radiator, UPVC double glazed window.

Garage Timber garage served by a long driveway offering lots of parking space.

Gardens Lawmed front garden set behind a low brick wall. Rear garden is level, has patio & lawn.

Price Offers In The Region of £145,000

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