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WILBY AVENUE, LITTLE LEVER, BL3 1QE



- Fully refurbished/extended three bed semi
- Hall/lounge/fabulous dining kitchen
- Three good beds/family bathroom suite
- Driveway parking for numerous cars
- Available now with no upward chain!
- Close to excellent amenities/school
- Low maintenance front gdn/lge gdn to the rear
- Viewings available seven days a week



O/O £240,000

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

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**LETTINGS & MANAGEMENT**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A fully refurbished extended three bedroom semi detached available now with no upward chain! Situated on Wilby Avenue and being ideally positioned for the areas local schools, nurseries, excellent amenities and transport links. During the spring of 2022 our clients have literally taken the building back to bare brick and created a wonderful contemporary style family home in which comes with all the relevant guarantees. Briefly comprising: composite entrance door, hallway, lounge, extended dining kitchen, landing, three good beds and a very well appointed three piece bathroom suite. Warmed by gas central heating and brand new uPVC double glazed windows, a personal inspection comes with our highest recommendations to appreciate all on offer. Viewings are welcomed, seven days a week via Cardwells Estate Agents Bolton on 01204 381281 or via email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk). Please watch the online walk through video prior to booking your appointment.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Hallway** 10' 7" x 5' 11" (3.22m x 1.80m) Composite entrance door, fitted carpets, under stairs storage housing the meter cupboards, turning staircase to the landing, wall mounted radiator.

**Lounge** 13' 6" x 11' 4" (4.11m x 3.45m) Fitted carpets, UPVC double glazed window, wall mounted radiator.

**Dining Kitchen** 14' 10" x 17' 9" (4.52m x 5.41m) Bespoke extended dining kitchen comprising; sink unit with mixer tap over, high gloss base and wall units, oven, four ring hob with extractor above, integrated dishwasher and washing machine, freestanding fridge freezer, fitted carpet to the dining area, cushion flooring to the kitchen, UPVC double glazed window, double UPVC doors leading into the garden, wall mounted radiator.

**Lading** 7' 2" x 7' 9" (2.18m x 2.36m) Fitted carpets, frosted UPVC double glazed window.

**Bedroom One** 11' 8" x 9' 10" (3.55m x 2.99m) Fitted carpets, UPVC double glazed window, wall mounted radiator.

**Bedroom Two** 11' 1" x 9' 11" (3.38m x 3.02m) Fitted carpets, UPVC double glazed window, wall mounted radiator.

**Bedroom Three** 7' 1" x 7' 7" (2.16m x 2.31m) Fitted carpets, UPVC double glazed window, wall mounted radiator.

**Bathroom** 6' 2" x 7' 5" (1.88m x 2.26m) Very well appointed three piece suite comprising; WC, wash basin on a vanity unit, bath with t bar mixer shower and rainfall showerhead, airing cupboard housing the gas combination boiler, quality floor and wall tiling, frosted UPVC double glazed window, wall mounted radiator.

**Externally** offers driveway parking and a low maintenance front garden and a large rear garden predominantly laid to lawn

**Viewings:** All viewings are by advance appointment with Cardwells Estate Agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Thinking of selling:** If you are thinking of selling a property, perhaps Cardwells can be of assistance? A accurate up-to-date property valuation may be an ideal place to start your next move planning and we provide these free of charge and with no obligation. Appointments 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)

**Arranging a mortgage:** Cardwells can introduce you to Independent Financial Advisors who will be pleased to help you find the right mortgage. Appointments 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)

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

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