



Independent Estate Agents
Cardwells Est. 1982

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AINTREE ROAD, LITTLE LEVER, BL3 1ER



- No onward chain
- In need of modernisation
- Two bedrooms
- Semi detached bungalow
- Lounge and dining room
- Driveway parking
- Front and rear garden
- Viewing recommended



£200,000

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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. R.W.L. Cardwell & R.W. Thompson.



Offered for sale and with NO ONWARD CHAIN is this good sized semi detached bungalow located on the always popular "racecourse" estate in Little Lever. Whilst the property does need updating/modernising throughout, this could make someone a fantastic home. Internally the accommodation comprises an entrance hallway, lounge, dining room, bathroom, bedroom and kitchen to the ground floor with a master bedroom to the first floor. Internal inspection is strongly recommended. For further details please contact Cardwells Estate Agents Bolton on 01204381281 or visit cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway: Ceiling light point, radiator, meter cupboard.

Dining room: 11' 1" x 9' 5" (3.38m x 2.88m) Ceiling light point, double glazed window to the front, radiator, archway to the lounge.

Lounge: 14' 6" x 11' 1" (4.42m x 3.38m) Ceiling light point, double glazed window to the front, living flame gas fire and surround.

Kitchen: 12' 10" x 9' 7" (3.90m x 2.92m) Suspended ceiling with lighting, radiator, double glazed window and door to the rear, fitted wall and base units with extractor fan, space for a washing machine, dryer, fridge/freezer, one and a quarter sink with mixer tap and drainer, tiled splashback to the walls.

Bedroom: 11' 0" x 9' 5" (3.35m x 2.88m) Ceiling light point, radiator, double glazed window to the rear

Bathroom: 5' 10" x 5' 5" (1.79m x 1.65m) Ceiling light point, double glazed window to the side, Wc, pedestal sink, panelled bath with electric shower over.

Landing: Ceiling light point, storage to the eaves

Bedroom 1: 18' 8" x 11' 1" (5.69m x 3.39m) Ceiling light point, double glazed window to the side, radiator, fitted wardrobes

Outside: Low maintenance front garden with flagged driveway parking leading down the side of the property where there is a small ramp leading to the side door and entrance to the bungalow. To the rear of the property there is a flagged patio, summerhouse and steps leading down to an overgrown garden area.

Viewings: All viewings are by advance appointment with Cardwells Estate Agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Council tax: Cardwells Estate Agents Bolton research shows the property is in band B annual charges for 2023/2024 £1585.81

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

Flood risk area: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Plot size: Cardwells Estate Agents Bolton research shows the approximate plot size is 0.12 acre

Thinking of selling: 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 or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

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 or visiting: www.Cardwells.co.uk

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