



GREENLAND ROAD, GREAT LEVER, BL3 2EP



- Semi detached true bungalow
- No upward chain involved
- Updating required
- Offers great potential
- 2 bedrooms, lounge, shower room
- Generous garden to rear
- Close to Bolton Hospital
- Good local amenities



£179,950

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-35)	G		
Not energy efficient - higher running costs			
		50	83
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

Offered for sale with no upward chain involved! Cardwells are pleased to offer for sale this two bedroom semi-detached true bungalow. Situated in a very popular area of Great Lever and convenient location with Bolton Hospital within walking distance, along with excellent transport links, parks and schools. It is fair to say that the property would benefit from modernisation, however, offers excellent potential. The accommodation briefly comprises vestibule, entrance hall, lounge, kitchen, two bedrooms and a shower room. Outside there is a garden to the front and a generous size garden to the rear. The property also benefits from UPVC double glazing and gas central heating. 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 or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule UPVC double glazed door leading to:

Entrance Hall: Wooden flooring, radiator, built-in storage cupboard, access to the loft, doors leading to:

Lounge: 12' 4" x 13' 9" (3.76m x 4.19m) 2 UPVC double glazed windows to the rear aspect, radiator.

Kitchen: 6' 9" x 9' 2" (2.06m x 2.79m) UPVC double glazed window to the front aspect, fitted kitchen with units, inset stainless steel sink unit and mixer tap, space for a cooker, part tiling to the walls. Access to an underground cellar providing useful storage area.

Bedroom One: 12' 2" x 13' 9" (3.71m x 4.19m) UPVC double glazed window to the rear aspect, radiator below, wooden flooring.

Bedroom Two: 12' 0" x 8' 10" (3.65m x 2.69m) UPVC window to the front aspect, radiator below, wooden flooring.

Shower Room: UPVC frosted double glazed window to the front aspect, shower cubicle, close coupled WC, wash hand basin, wooden flooring, tiling to the walls, radiator, inset spotlights to the ceiling.

Outside: There is a paved pathway and steps lead up to the garden area. Along the side elevation there is a further paved area and a water tap. A metal gate gives access to the rear garden which is mainly laid to lawn with paved areas.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.08 acres.

Council Tax: Cardwells Estate Agents Bolton pre marketing research indicates that the council tax is band B with Bolton Council at an approximate cost of around £1524 per annum.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold.

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.

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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 or visit: 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 or visiting: www.Cardwells.co.uk

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