



Independent Estate Agents Est. 1982
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MELVILLE STREET, GREAT LEVER, BL3 2BA



- Garden fronted
- Lounge and kitchen diner
- Three bedrooms
- Three piece family bathroom
- Gas C.H and double glazed
- Close to local amenities
- Enclosed rear yard
- Viewings recommended



Offers Over £140,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
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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.



Melville Street is situated within a popular area of Great Lever, being close to amenities and within a short drive of the Royal Bolton Hospital and St Peters Way. Internally the property comprises a vestibule leading into the lounge and kitchen/diner to the ground floor with three bedrooms and three piece bathroom suite to the first floor. Externally there is gated access to a garden with flower beds at the front and to the rear there is a flagged enclosed rear yard with space for a shed and double wooden doors leading to the rear.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule: Ceiling light point, laminate effect flooring, door into the lounge.

Lounge: 15' 3" x 14' 0" (4.65m x 4.26m) Ceiling light point, radiator, laminate effect flooring, double glazed window to the front.

Kitchen: 13' 11" x 12' 6" (4.24m x 3.81m) Ceiling light point, double glazed windows to the rear, door to the rear, under stairs storage, fitted wall and base units with extractor fan, space for a gas cooker, space for a washing machine, fridge/freezer, stainless steel sink with mixer tap and drainer, part laminate flooring and part vinyl flooring with tiled splashback to the kitchen walls.

Landing: Ceiling light point, loft access, laminate effect flooring.

Bedroom 1: 13' 2" x 10' 0" (4.01m x 3.06m) Ceiling light point, double glazed window to the front, radiator, laminate effect flooring.

Bedroom 2: 9' 2" x 7' 1" (2.80m x 2.16m) Ceiling light point, double glazed window to the rear, radiator, fitted wardrobes, laminate effect flooring.

Bedroom 3: 6' 7" x 6' 3" (2.00m x 1.91m) Ceiling light point, radiator, laminate effect flooring, double glazed window to the rear.

Bathroom: 10' 6" x 5' 1" (3.20m x 1.54m) Ceiling light point, radiator, extractor fan, storage cupboard, three piece suite incorporating a WC, pedestal sink, panelled bath with mixer tap and shower above, tiled splashback to the walls.

Externally: To the front of the property there is gated access to a garden with flower beds at the front and to the rear there is a flagged enclosed rear yard with space for a shed and double wooden doors leading to the rear.

Viewings: All viewings are by advanced appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research advises the property is Leasehold, 900 years (less the last 10 days) from 1 November 1894

Council tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1432

Flood risk information: Cardwells estate agents Bolton research shows the property is not in a flood risk area.

Conservation area: Cardwells estate agents Bolton research shows the property is not in a conservation area.

Thinking of selling or letting in Bolton: 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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