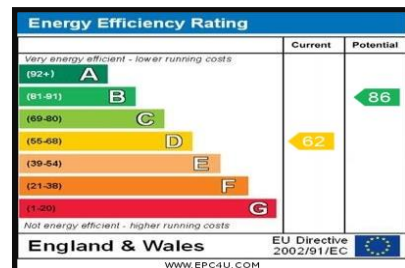


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



SETTLE STREET, GREAT LEVER, BL3 3DN



- Mid terraced property
- Garden fronted
- Two double bedrooms
- Lounge and kitchen
- Three piece bathroom suite
- Flagged enclosed rear yard
- GCH & Double glazed
- Great Lever



£120,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Located within the always popular area of Great Lever is this garden fronted mid terraced property. The property is situated close to many local amenities and comprises a lounge and kitchen to the ground floor with two double bedrooms and a bathroom with a three piece suite to the first floor. Externally there is gated access to a low maintenance, flagged garden and path to the door at the front. At the rear of the property there is a flagged enclosed rear yard with gate to the rear. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule: Laminate effect floor, door into the lounge.

Lounge: 14' 10" x 13' 9" (4.53m x 4.19m) Double glazed bay window to the front, radiator, laminate effect flooring.

Kitchen/diner: 14' 10" x 12' 6" (4.52m x 3.82m) Double glazed window to the rear, door leading to the rear yard, under stairs storage, fitted wall and base units with space for a gas cooker, washing machine, dryer, fridge/freezer, stainless steel sink with mixer tap and drainer, wall mounted boiler, tiled splashback to the walls.

Landing: Radiator, loft access.

Bedroom 1: 14' 10" x 11' 7" (4.52m x 3.52m) Double glazed window to the front, radiator.

Bedroom 2: 15' 2" x 8' 3" (4.63m x 2.51m) Double glazed window to the rear, radiator.

Bathroom: 9' 8" x 6' 3" (2.95m x 1.91m) Radiator, three piece suite incorporating a WC, wash hand basin, panel bath with mixer tap, tiled walls, double glazed window to the rear.

Externally: Gated access to a low maintenance front garden. At the rear of the property there is a flagged enclosed rear yard with gate to the rear.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.02 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 990 years from 1 May 1907

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

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.

Viewings: 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.

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

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

