



Independent Estate Agents **Cardwells** Est. 1982

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GREEN LANE, GREAT LEVER, BL3 2LU



- Large semi detached family home
- In need of modernisation
- Accommodation over three floors
- Three good size bedrooms
- Loft room
- Open plan lounge/dining room
- Close to the Royal Bolton Hospital
- Off road parking to the rear



£240,000

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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.



Located within the Great Lever area of Bolton is this large semi detached family home which needs modernisation and is offered for sale with NO ONWARD CHAIN. The property is situated close to many local amenities and is within a short drive of the St Peter's Way, schools and the Royal Bolton Hospital. Internally the accommodation comprises an entrance hallway, open plan lounge/dining room and kitchen to the ground floor with three good sized bedrooms and a family bathroom to the first floor with the additional benefit of a loft room to the first floor. Externally there is a lawned garden with flower beds and borders surrounding to the front and to the rear there is access to off road parking and two brick built storage sheds. Please contact Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: Ceiling light point, radiator.

Lounge/dining room: 28' 1" x 14' 2" (8.57m x 4.31m) Ceiling light points, double glazed bay window to the front, double glazed window to side, double glazed window to the rear, radiator, electric fire and surround.

Kitchen: Suspended ceiling with lighting, radiator, fitted wall and base units with integrated appliances, stainless steel sink with mixed up and drainer, double glazed bay window and single glazed window to the side.

Storage room: 9' 10" x 7' 11" (3.00m x 2.42m) Ceiling light point, single glazed window to the side, wall mounted boiler.

Landing: Storage cupboard, door leading to the stairs to the loft room.

Bedroom 1: 18' 6" x 15' 4" (5.64m x 4.67m) Ceiling light points, double glazed window to front and single glazed leaded window to the front, fitted wardrobes, radiator, wooden flooring.

Bedroom 2: 14' 9" x 13' 3" (4.49m x 4.05m) Ceiling light point, radiator, double glazed window to the rear.

Bedroom 3: 9' 8" x 8' 11" (2.94m x 2.72m) Ceiling light point, radiator, Glazed window to the rear.

Bathroom: 6' 11" x 6' 5" (2.11m x 1.96m) Suspended ceiling with lighting, single glazed window to the side, wall mounted vertical ladder radiator, three piece suite incorporating a WC, pedestal sink, panel bath with mixer tap and electric shower above.

Loft room: 19' 0" x 12' 0" (5.80m x 3.67m) Suspended ceiling with lighting, storage at eaves, double glazed window to the front and single glazed window to the side.

Externally: To the front of the property there is a lawned garden with flower beds and borders surrounding. To the rear there is access to off road parking and two brick built storage sheds.

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

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. 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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