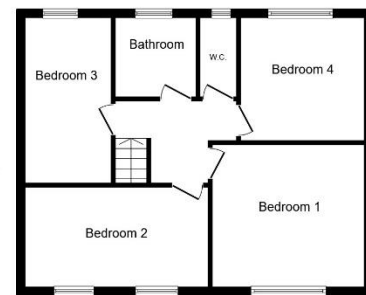


Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), 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 only rely on its own inspection. Printed by www.propertyfile.co.uk

NEWPORT ROAD, GREAT LEVER, BL3 2DT



- For sale by AUCTION
- In need of refurbishment
- Semi detached home
- Great lever
- Four bedrooms
- Two reception rooms
- Front and rear gardens
- Driveway/garage parking



Guide Price £126,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
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BURY
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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 with NO ONWARD CHAIN and in conjunction with our AUCTION partners Pugh & Co, is this good sized semi detached home located within Great Lever. The property requires refurbishment throughout and is located close to many local amenities including the Royal Bolton Hospital and transport routes. Internally the property comprises an entrance hallway, lounge, dining room and kitchen to the ground floor with four bedrooms, bathroom and separate wc to the first floor. Externally there is a garden area and driveway parking leading to the garage at the front with a good sized garden with borders surrounding 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:

Entrance Hallway: Ceiling light point.

Lounge: 14' 1" x 13' 8" (4.30m x 4.16m) Ceiling light point, radiator, double glazed bay window to the front.

Kitchen: 10' 0" x 7' 9" (3.05m x 2.37m) Double glazed window to the rear, fitted units with space for appliances, ceiling light point.

Dining Room: 9' 9" x 7' 10" (2.96m x 2.39m) Double glazed window to the rear, ceiling light point.

Garage: 23' 1" x 7' 1" (7.03m x 2.17m) Large garage with an up and over door to the front and a door leading to the back garden.

Landing: Ceiling light point.

Bedroom One: 12' 6" x 12' 0" (3.82m x 3.67m) Radiator, fitted wardrobes, double glazed window to the front, ceiling light point.

Bedroom Two: 10' 2" x 10' 1" (3.10m x 3.08m) Radiator, double glazed window to the rear, ceiling light point.

Bedroom Three: Bedroom 3: 4.28m x 2.15m Ceiling light point, radiator, double glazed window to the rear.

Bedroom 4: 15' 5" x 8' 3" (4.70m x 2.51m) Ceiling light point, radiator, double glazed windows to the front.

Bathroom: 6' 8" x 6' 0" (2.03m x 1.84m) Double glazed window to the rear, pedestal sink, bath, tiled walls, radiator, ceiling light point.

Separate wc: 6' 1" x 2' 8" (1.85m x 0.81m) Ceiling light point, WC, tiled splashback to the walls, double glazed window to the rear.

Externally: To the front of the property there is a garden area and driveway parking leading to the garage and the rear of the property has a good sized garden with borders surrounding.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.05 acres.

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

Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £1909.

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.

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.

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

