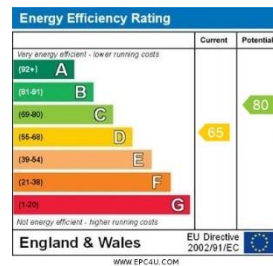


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), drawings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form part of any agreement. No liability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



- Very well presented three bed mid terrace
- Vestibule/lounge/professionally fitted kitchen
- Landing/ three good bedrooms
- Three piece family bathroom suite
- Small front garden/enclosed yard to the rear
- Warmed by gas CH/UPVC double glazed
- Close to Bolton town centre/hospital
- Viewings highly recommended



Offers in the Region Of £155,000

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

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

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.



A very well presented three bedroom mid terrace property available now via Cardwells Estate Agents Bolton. Situated in Great Lever on Melville Street and as such being in close proximity to the areas highly regarded local nurseries, schools, with easy access to Bolton town centre and the Royal Bolton Hospital all within close proximity. Warmed by gas central heating and UPVC double glazed throughout. Briefly comprising: Entrance vestibule, lounge, dining kitchen, landing, three bedrooms and a family bathroom suite. To the outside is a small front garden behind a low brick palisade and an enclosed yard to the rear. Viewings are available, seven days a week via Cardwell Estate Agents Bolton on 01204381281 or via email at bolton@cardwells.co.uk. Please watch the online walk through video prior to booking your appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC entrance door into:

Vestibule: 2' 7" x 3' 0" (0.79m x 0.91m) Frosted skylight, timber access door into:

Lounge: 15' 4" x 14' 2" (4.67m x 4.31m) Two wall mounted radiators, uPVC double glazed window.

Dining Kitchen: 11' 4" x 14' 2" (3.45m x 4.31m) Professionally fitted kitchen comprising stainless steel sink with mixer tap over, high gloss base and wall units, worktops, freestanding oven with extractor above, complementary tiled splash backs, space for white goods, spindled staircase giving access to the landing, UPVC double glazed window, UPVC door giving access to the back yard, wall mounted gas combination boiler.

Landing: 11' 0" x 5' 11" (3.35m x 1.80m)

Bedroom One: 10' 3" x 14' 0" (3.12m x 4.26m) uPVC double glazed window, wall mounted radiator.

Bedroom Two: 7' 9" x 11' 2" (2.36m x 3.40m) Velux window, wall mounted radiator.

Bedroom Three: 8' 5" x 7' 11" (2.56m x 2.41m) uPVC double glazed window, wall mounted radiator.

Bathroom: 5' 5" x 5' 9" (1.65m x 1.75m) Three piece suite, comprising WC, wash hand basin on a vanity unit, bath with mixer shower attachment, wall tiling to the majority, frosted PVC double glazed window, wall mounted heated towel rail.

Outside: To the outside there is a small front garden behind a low brick palisade and there is an enclosed yard to the rear.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.04 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 900 years (less 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: 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

