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Independent Estate Agents
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MAZE STREET, DARCY LEVER, BL3 1SB



- For sale by auction
- Traditional mid terraced house
- Popular & convenient location
- Ideal buy to let investment
- 2 bedrooms, kitchen dining room
- Wet room
- Small front garden, yard to rear
- Modern central heating boiler



Guide Price £82,000

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For sale by auction, this traditional two bedroom mid terrace house, situated in a very popular and convenient location. Darcy Lever is an ideal location for families professionals and commuters, being close to Bolton town Centre and transport links. The property would make an ideal 'buy to let' investment, someone wishing to downsize or as a first time purchase. The accommodation briefly comprises entrance vestibule, lounge and a kitchen dining room. Upstairs there are two bedrooms and a modern wet room. Outside, there is a garden to the front and an enclosed yard to the rear. The property also benefits from UPVC double glazing and gas central heating via a modern boiler. Viewing is highly recommended through Cardwell's estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule: UPVC double glazed front door.

Lounge: 15' 7" x 13' 9" (4.75m x 4.19m) UPVC double glazed bay window front aspect, radiator below, marble fireplace incorporating an electric fire, dado rail.

Kitchen dining room: 12' 1" x 13' 9" (3.68m x 4.19m) UPVC double glazed window and door rear to the yard aspect, fitted wall and base units with work surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, built-in oven and grill, 5 ring gas burner hob, stainless steel extractor canopy above, integrated fridge, space for a washing machine, radiator, dado rail, staircase to the landing.

Landing: Dado rail, doors lead to:

Bedroom One: 14' 1" x 13' 6" (4.29m x 4.11m) UPVC double glazed window to the front aspect, fitted wardrobes with overhead storage cupboards, radiator fitted storage cupboard.

Bedroom Two: 9' 4" x 6' 9" (2.84m x 2.06m) UPVC double glazed window to the rear aspect, radiator, built-in storage cupboard, access to the loft.

Wet Room: 6' 7" x 6' 3" (2.01m x 1.90m) UPVC frosted double glazed window to the rear aspect, modern suite, close coupled WC, wash hand basin with mixer tap, shower area, radiator, tiling to the walls, extractor fan.

Outside: To the front there is a paved yard with plant displays. There is a yard and with a storage shed and a gate giving access to the rear lane.

Viewings: Please call Cardwells estate agents Bolton to arrange viewings 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 880 years from 1 November 1908

Council Tax Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band A with Bolton Council at an approximate cost of around £1432 per annum.

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

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.

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