



PARKFIELD ROAD, GREAT LEVER, BL3 2BE



- Two bedroom mid terraced
- Modern Vaillant gas combi boiler
- UPVCDG, no upward chain delay
- In a consistently popular location
- Potential to update to own taste.
- Vaillant gas combi CH boiler
- Ideal first home or landlord investment
- EPC: C. Viewing video to watch



Offers Over £135,000

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 two bedroom mid terrace property offered for sale with the benefit of no further upward chain delay and early vacant possession, so it is hoped that a prompt completion can be arranged once the sale is agreed. Situated in a consistently popular residential area there is a field directly over the road, so there is a rural field yet the property is within the convenience of an urban location. Locally there are houses of worship, schools, shops, restaurants, easy access to Bolton town Centre, easy access to the motorway network via the M61 and the Royal Bolton Hospital is within easy reach. The property enjoys accommodation which extends to around eight hundred and eighteen square feet / seventy six square metres and briefly comprises: entrance vestibule, living room, kitchen diner, first floor landing, master bedroom, generous second bedroom and a shower room with accessible shower area. The property is in a plot which extends to around 0.02 of an acre. To the front is an easy maintenance paved garden area set behind a low-level brick wall whilst to the rear is a fully enclosed paved garden design for easy maintenance and all year round use. The property benefits from a Vaillant gas combination central heating boiler, double glazing and to reiterate is available with no further upward chain inconvenience. There is a great deal to admire, superb potential to possibly do more, and a viewing is essential to appreciate all that is on offer, in the first instance there is a walk through viewing video available to watch, then 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Approximate floor area. The overall approximate floor area extends to around 76 m²/818 ft.².

Entrance Vestibule: 3' 0" x 2' 11" (0.903m x 0.896m) UPVC stained glass entrance door with UPVC frosted glass window above.

Living Room: 15' 0" x 15' 3" (4.570m x 4.651m) UPVC window to the front, exposed stone fireplace, quality carpeting, recently decoratively refreshed.

Kitchen diner: 15' 0" x 11' 2" (4.570m x 3.404m) A fitted kitchen with matching: drawers, base and wall cabinets, stainless steel sink and drainer, UPVC bay type window around the sink, additional UPVC window, quality double glazed rear entrance door, radiator, stairs off to the first floor.

First Floor Landing: 8' 7" x 4' 11" (2.615m x 1.505m)

Bedroom One: 15' 0" x 12' 10" (4.579m x 3.924m) UPVC window to the front, radiator, the fitted bedroom furniture is included in the sale.

Bedroom Two: 13' 9" x 7' 5" (4.194m x 2.269m) UPVC window to the rear, radiator.

Shower Room: 8' 6" x 7' 3" (2.595m x 2.203m) A three-piece shower room suite comprising corner WC, wash hand basin and an accessible shower area. New PVC window, wet room style flooring, ceramic wall tiling, fitted furniture.

Proximate plot size. The overall approximate plot size extends to around 0.02 of an acre.

Energy Performance Certificate: (EPC). The property enjoys an EPC rating of C and the certificate is valid until the 23rd of March 2026.

Tenure: Cardwells Estate Agents Bolton pre marketing research indicates that the property is Leasehold, and our seller client has also told us the property is Leasehold, and that the annual ground rent is around £5, and there is circa 878 years remaining on the lease.

Bolton Council Tax Band. The property is situated in the borough of Bolton and as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is A at an annual cost of around £1,432 per annum.

Flood Risk Information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having "No Risk" of flooding.

Conservation Area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within 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 at your convenience.

Thinking of selling or letting a property 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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 Estate Agents Bolton 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

