



Independent Estate Agents
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BOOTH ROAD, LITTLE LEVER, BL3 1JY



- A substantial three bedroom semi detached
- Ideal opportunity to create a lovely home
- Hall/lounge/large dining kitchen
- Useful out house storage/landing
- Three good bedrooms/family bathroom suite
- Freehold tenure/no upward chain!
- Low maintenance gardens front and rear
- Close to the village/excellence amenities



Offers in Excess of £180,000

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Incorporating: Wright Dickson & Catlow, WDC Estates
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 Est. 1982



Cardwells Estate Bolton offer to the market this substantial three bed property on Booth Road in Little Lever which is a blank canvas providing the ideal opportunity to create a lovely family home. In close proximity to the village and its highly regarded local nurseries, schools, popular bars and restaurants, outdoor pursuits and fabulous transport links all within close proximity. The property is of a freehold tenure and importantly available with no upward chain and briefly comprises: Storm porch, timber entrance door, reception hallway, bay fronted lounge, large dining kitchen, cloaks WC, two useful outbuildings, landing, three bedrooms and a family bathroom suite. To the outside there is a large low maintenance south facing garden to the front and to the rear is a patio style garden complete with greenhouse and a storage container. Viewings are welcomed, seven days a week by ringing Cardwells Estate Agents Bolton in the first instance on 01204381281 or via email at bolton@cardwells.co.uk. Please watch the online walk through a video prior to booking your personal inspection

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Timber entrance door into.

Reception hallway: 11' 6" x 5' 11" (3.50m x 1.80m) Turning staircase to the landing, uPVC double glazed window

Lounge: 12' 10" x 14' 6" (3.91m x 4.42m) Feature fireplace and surround, uPVC double glazed bay window.

Dining kitchen: 10' 4" x 16' 10" (3.15m x 5.13m) Fitted kitchen comprising one and a half bowl sink unit with mixer tap over, base and wall units, worktops, space for white goods, feature fireplace and surround, uPVC double glazed window, uPVC double doors giving access to the rear garden, pantry storage, timber door giving access to the out storage buildings.

Cloaks W.C: 4' 7" x 5' 0" (1.40m x 1.52m) W.C, frosted timber window.

Landing: 7' 1" x 7' 5" (2.16m x 2.26m) uPVC double glazed window, loft access point.

Bedroom 1: 11' 3" x 11' 11" (3.43m x 3.63m) uPVC double glazed window.

Bedroom 2: 10' 3" x 12' 11" (3.12m x 3.93m) uPVC double glazed window.

Bedroom 3: 7' 11" x 8' 6" (2.41m x 2.59m) uPVC double glazed window.

Bathroom: 6' 1" x 7' 5" (1.85m x 2.26m) three piece suite comprising WC, pedestal wash basin, bath with overhead electric shower, cupboard housing the hot water tank, wall tiling to the majority, frosted uPVC double glazed window.

Outside: To the outside there are good sized front low maintenance laid to gravel gardens and to the rear is a low maintenance garden complete with a patio area, greenhouse and storage container.

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

Tenure: Cardwells estate agents Bolton research shows the property is Freehold.

Council tax: Cardwells estate agents Bolton research shows the property is band A £1432 per annum

Flood risk information: Cardwells estate agents Bolton research shows the property is in a 'no risk' area.

Conservation area: Cardwells estate agents Bolton research shows the property is not in a conservation area.

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

