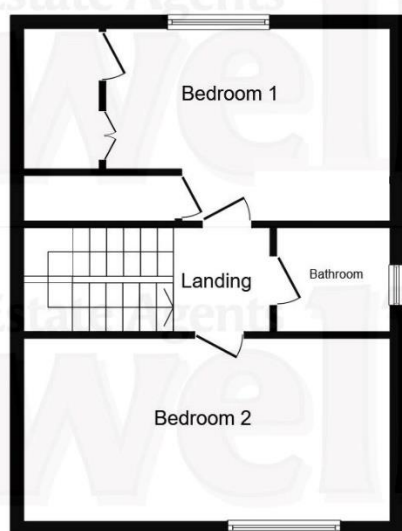


Ground Floor



First Floor

RUTLAND CLOSE, LITTLE LEVER, BL3 1XD



- 2 bedroom house
- Generous sized plot/gardens
- Cul-de-sac location
- Close to village centre
- Good local amenities
- Ideal 1st time purchase
- Single garage
- Good transport links



£190,000

BOLTON

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

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.



A modern two bedroom 'mews' style house, situated in a quiet cul de sac, close to the village Centre, with all the excellent amenities it has to offer. The property is one of three houses in the row, and has a very generous sized garden, with potential to extend, subject planning permission. This would make an ideal first time home, or perhaps someone wishing to downsize. Little Lever has an array of good local shops, schools and transport links. The accommodation briefly comprises Entrance porch, lounge dining room and a fitted kitchen. Upstairs there are two good sized bedrooms and a bathroom. Outside there are generous sized gardens to the front and rear, along with a single garage with an up and over door. The property also benefits from UPVC double glazing and gas central heating via a modern boiler. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch: Composite double glazed door leading to the entrance porch, UPVC frosted double glazed window to the front aspect.

Lounge/dining room: UPVC double glazed window to the front aspect, built-in storage cupboard, radiator, inset spotlights to the ceiling, fitted wall units.

Kitchen: UPVC double glazed French doors and a UPVC double glazed window garden aspect, range of modern fitted wall and base units with complementary worktop surfaces, tiled splashbacks, space for an American fridge freezer space for a washing machine and a tumble dryer, stainless steel sink unit with mixer tap, gas range cooker, stainless steel extractor canopy above, radiator, inset spotlights to the ceiling. From the kitchen there is an enclosed staircase leading to the landing.

Landing: Door rail, access to the loft, doors lead to:

Bedroom One: UPVC double glazed window to the rear aspect, radiator below, fitted wardrobes with overhead storage cupboards incorporating drawers.

Bedroom Two: UPVC double glazed window to the front aspect, radiator below.

Bathroom: UPVC frosted double glazed window to the side aspect, white suite comprising, enclosed bath with mixer tap, shower above, close coupled WC, wash basin with mixer tap inset to a vanity unit, tiling to the walls, chrome plated towel rail.

Outside: There is an open plan, laid to lawn garden and a driveway, which leads to a single garage with an up and over door. To the rear/side there is a generous sized garden which is mostly laid to lawn, with a paved patio area.

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

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

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

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

Thinking of selling or letting 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 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.

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

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

