



Floor Plan

SOLENT DRIVE, DARCY LEVER, BL3 1RN



- Ground floor two bedroom Flat
- Lawned garden to rear with patio
- Single garage, lovely aspect to rear
- UPVCDG, modern gas combi boiler
- Modern metal electric fuse box
- Lounge diner with patio doors
- 3pc bathroom suite, breakfast kitchen
- Ideal to update to own taste



Offers Over £70,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A two bedroom ground floor property, benefiting from lovely aspects to the rear over the woodland, a private rear garden and a garage. Situated in a consistently popular area, Darcy Lever is juxtaposed perfectly between beautiful local countryside and open green areas, such as Leverhulme Park and nearby farmland, whilst still being within easy reach of Bolton town centre, the motorway network via St Peters Way and excellent every day amenities. The property benefits from UPVC double glazing, a modern metal electric fuse box and a gas combination central heating boiler that we understand was only installed in 2022 and comes with the remainder of the warranty. It is fair to point out that the property could benefit from an internal cosmetic refresh to totally fulfil its potential, this of course is reflected in the asking price. The accommodation briefly comprises: entrance hallway, lounge/diner with patio doors off to the rear garden, kitchen, master bedroom, second bedroom and three-piece, white bathroom suite. Externally, there is the garden to the rear which is predominantly laid to lawn with patio area and there is also a single garage. There is a great deal to admire and superb potential to improve and update, as such a personal viewing comes with our highest recommendations by appointment with Cardwells Estate Agents Bolton on 01204381281, bolton@cardwells.co.uk or via www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: 15' 11" x 6' 11" (4.850m x 2.109m) Measured it to maximum points. UPVC entrance door, radiator, built-in storage, space and excellent walk-in storage space.

Lounge / Diner: 14' 6" x 10' 9" (4.416m x 3.274m) Sliding UPVC double glazed patio doors onto the garden, wall mounted gas fire, radiator.

Kitchen: 8' 8" x 11' 1" (2.634m x 3.376m) Fitted kitchen with matching drawers, base and wall cabinets, cooker with double oven / grill and electric hob, washing machine, Alpha gas combination boiler that was installed in 2022 and will come with reminder of the guarantee, UPVC double glazed window to rear, radiator.

Master Bedroom: 12' 3" x 9' 8" (3.730m x 2.935m) UPVC window to the front, radiator.

Bedroom Two: 8' 7" x 6' 7" (2.627m x 2.002m) UPVC window to the front, radiator, wall mounted modern metal fuse box.

Bathroom: 6' 4" x 6' 3" (1.918m x 1.903m) A white three-piece bathroom suite comprising: pedestal, wash hand basin, WC and bath with electric shower over, radiator, neutrally decorated, water meter.

Garden: Lovely rear garden that is predominantly laid to lawn with patio space and enjoys the position with the woodland and old railway line grounds beyond.

Garage: There is a single garage to the side of the property, it has the blue door and is the third in from the woodland side of the colony of garage.

Plot size: Cardwells estate agents Bolton research shows the property is in an approximate plot size of 0.06 acre

Tenure: Cardwells Estate Agents Bolton pre marketing research shows that the property is Leasehold with an annual charge of around £20 enjoying a term of 999 years from approximately 1st October 1974.

Bolton Council Tax Band: The property is located in the borough of Bolton and the Bolton Council tax band rating is A with an approximate annual cost for the year to 2023 of £1,306.

Flood risk information: 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.

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.

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

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

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