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**WEBSTER STREET, GREAT LEVER, BL3 2QY**



- Traditional mid terraced house
- No upward chain involved
- Ideal 1st time purchase
- Potential rental investment
- 2 bedrooms, modern kitchen & bathroom
- Good local amenities
- Close to the town centre
- Easy access to motorway & train station



**£125,000**

**BOLTON**

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

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with 'no upward chain involved' this traditional mid terrace house, situated in a very popular and convenient location. Webster Street is tucked away off Manchester Road, next to the retail park, within easy reach of the town centre, St Peters Way and the motorway network. This two bedroom property would make an ideal first time purchase or perhaps as a rental investment. To arrange a viewing please contact Cardwell's estate agents Bolton, (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk). The accommodation briefly comprises; Entrance vestibule, lounge and a modern kitchen dining room. Upstairs there are two good sized bedrooms and a bathroom with a white suite. Outside there is an enclosed yard to the rear. The property also benefits from uPVC double glazing and gas central heating.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

uPVC double glazed door leading the entrance vestibule.

**Lounge:** 14' 0" x 13' 2" (4.26m x 4.01m) uPVC double glazed window front aspect, feature wall mounted electric fire, radiator.

**Kitchen dining room:** 14' 0" x 11' 8" (4.26m x 3.55m) 2 uPVC double glazed windows and door rear yard aspect, modern fitted wall and base units with complementary worktop surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, built in oven and grill, inset electric hob, space for a washing machine, space for a fridge, built in under stairs storage.

From the kitchen dining room, a staircase leads to

**Landing:** Access to the loft, doors lead to,

**Bedroom 1:** 14' 0" x 10' 10" (4.26m x 3.30m) uPVC double glazed window front aspect radiator.

**Bedroom 2:** 14' 2" x 6' 8" (4.31m x 2.03m) uPVC double glazed window rear aspect, radiator.

**Bathroom:** 9' 0" x 7' 0" (2.74m x 2.13m) uPVC frosted double glazed window rear aspect, modern white suite comprising, enclosed bath with mixer tap and a separate shower unit above, close coupled WC, wash basin with mixer tap, part tiling to the walls, chrome plated towel rail, extractor fan.

**Outside:** There is an enclosed rear yard with an artificial grass surface.

**Viewings:** All viewings are by advance appointment with Cardwells estate agents Bolton, 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research shows the property is Leasehold, 999 years from 31 October 1984

**Council tax:** Cardwells estate agents Bolton research shows the property is in band A annual charges of £1511

**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.

**Plot size:** Cardwells estate agents Bolton research shows the property is 0.01 acre.

**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 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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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 u

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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