



## LEVER HOUSE GREENMOUNT LANE, BOLTON, BL1 5JF



- 2 bed/2 bathrooms ground floor apartment
- Exclusive private gated development
- Hallway/open plan lounge dining kitchen
- Two double bedrooms/en-suite to master
- Four piece family bathroom suite
- Warmed by gas C.H/uPVC double glazed
- Close to highly regarded schools/nurseries
- Very well maintained communal gardens



## Offers in the Region Of £170,000

### 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  
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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells Estate Agents Bolton offer to the market this ground floor executive two bedroom apartment on the exclusive private gated development of Lever house on Greenmount Lane in Heaton. On the cusp of beautiful countryside yet within the catchment area for the areas highly regarded local schools, including Cleveland's, Bolton school, Thomas of Canterburys with popular bars, restaurants, fabulous amenities and excellent transport links all within close proximity. Briefly comprising: Communal entrance, ground floor access to the apartment itself, reception hallway with built in storage cupboard, open plan design lounge dining kitchen with 2 sets of uPVC double glazed doors giving access to the outside, professionally fitted kitchen with integrated appliances and concealed wall mounted gas combination boiler, two double bedrooms with an ensuite to the master and a four piece family bathroom suite. To the outside is readily available private parking via electric gates and there are very well maintained communal gardens. Viewings can easily be arranged by ringing Cardwells Estate Agents Bolton, seven days a week on 01204 381281 or via email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk).

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

Timber entrance door into.

**Reception hallway:** 14' 10" x 5' 7" (4.52m x 1.70m) Wall mounted radiator, built in storage.

**Lounge dining kitchen:** 23' 7" x 20' 5" (7.18m x 6.22m) Open plan design comprising professionally fitted kitchen with integrated appliances, lounge with two sets of double doors giving access to the ground floor communal areas, wall mounted radiator, cupboard housing the gas combination boiler.

**Bedroom 1:** 14' 3" x 10' 9" (4.34m x 3.27m) uPVC double glazed window, wall mounted radiator.

**En suite:** 5' 3" x 5' 6" (1.60m x 1.68m) Three piece suite comprising WC, pedestal wash basin, walk in shower cubicle.

**Bedroom 2:** 14' 3" x 11' 3" (4.34m x 3.43m) Two uPVC double glazed windows, wall mounted radiator.

**Family bathroom:** 6' 8" x 7' 7" (2.03m x 2.31m) Four piece suite comprising WC, pedestal wash basin, bath, walk in corner shower cubicle, full wall tiling, wall mounted heated towel rail.

**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 are advised there is 120 years remaining on the lease, the ground rent is £250 per annum and the service charge is £2725

**Council tax:** Cardwells estate agents Bolton research shows the property is band D annual charges of £2267

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

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