



PATON MEWS, GREAT LEVER, BL3 2JG



- Directly opposite Great Lever Park
- Walking distance to Royal Bolton Hospital
- Three bedroom semi detached
- Lounge, open plan kitchen/diner
- Pretty front garden, enclosed rear gdn
- Private driveway off road car parking
- uPVC DG, gas central heating
- No upward chain delay



£199,995

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A three bedroom semi detached family home offered for sale with no further upward chain. Situated in a superb location with Great Lever Park directly opposite, there is beautiful green space directly over the road, while The Royal Bolton hospital is within walking distance, the M61 motorway network is with an easy reach as it Bolton town centre and more locally there are houses of worship, shops, restaurants and popular schools. The accommodation on offer briefly comprises: living room, plan kitchen/diner with integrated appliances, first floor landing, three bedrooms and a three-piece bathroom suite. Externally there is a pretty front garden, private driveway car parking space and an enclosed easy maintenance rear garden. It is fair to point out that some buyers may wish to make cosmetic changes to suits their own tastes and specifications though the property does benefit from neutral decorations throughout, uPVC double glazing, gas central heating and portly is sold with no further upward chain delay. There is a great deal to admire and wonderful potential, a viewing comes with our highest recommendations. In the first instance there is a walk-through viewing video available to watch and then an in-person viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Living room: 14' 8" x 13' 7" (4.480m x 4.137m) 2 uPVC windows to the front, uPVC entrance door, marble fireplace, two radiators, neutral decorations, spindle staircase off to the first floor, under stairs storage space, archway into the kitchen/diner .

Kitchen diner: 14' 8" x 10' 2" (4.474m x 3.097m) An open plan kitchen/diner with an excellent range of matching: drawers, base and wall cabinets, integrated washing machine, oven/grill, gas hob with extractor over, stainless steel sink and drainer with mixer tap over, ceramic wall tiling, uPVC window overlooking the rear garden, ceramic floor tiling to the kitchen area, radiators to both the kitchen and the dining area, uPVC double glazed rear entrance door, neutral decorations.

First floor landing: 8' 9" x 6' 0" (2.677m x 1.820m) Loft access point, neutral decorations.

Bedroom 1: 7' 6" x 14' 8" (2.284m x 4.469m) Measured at maximum points uPVC double glazed window and one circular single glazed leaded glass window both of which enjoy the front aspect towards the park, radiator, built-in storage space which contains the Worcester gas boiler.

Bedroom 2: 9' 11" x 8' 5" (3.016m x 2.564m) Measured at maximum points, uPVC window to the rear, radiator, neutral decorations, quality carpet.

Bedroom 3: 7' 3" x 7' 0" (2.210m x 2.121m) uPVC window to the floor, wood laminate flooring, radiator, neutral decorations.

Approximate plot sizes: The overall approximate plot size extends to around 0.04 of an acre.

Garden: The rear garden is predominantly paved in a patio style for easy maintenance and all year round use with well stocked flower beds and mature shrubs/trees which enhance the privacy. The front garden is particularly well maintained with the majority laid to lawn with a feature central shrubbery and colourful stocked flowerbeds.

Parking: There is private off-road driveway car parking.

Chain details: The properties offered for sale with no further upward chain delay.

Tenure: Cardwells Estate Agents Bolton premarketing research shows that the property is leasehold enjoying a 999 year term from 1st November 1919, meaning there is circa 894 years remaining.

Bolton council tax: The property is situated within the borough of Bolton and as such the council tax is payable to Bolton Council, the council tax band rating is B which is at an approximate annual price of around £1,763.

Conservation area: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is not within a conservation area.

Flood risk information: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is regarded as having a "very low" risk of flooding.

Viewings: 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 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

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 or visit: 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 or visiting:www.Cardwells.co.uk

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