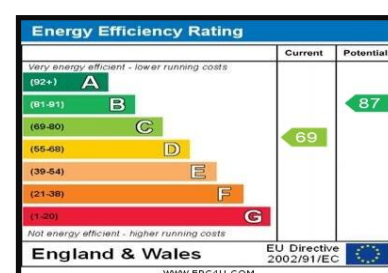


Ground Floor



First Floor



DUNCOMBE ROAD, GREAT LEVER, BL3 3FD



- Modern mid townhouse
- Beautifully presented throughout
- Two good sized bedrooms
- Lounge and kitchen/diner
- Modern three piece shower room
- Gardens to the front and the rear
- Driveway parking
- Close to many local amenities and



Offers Over £150,000

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

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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.



Located within a popular area of Great Lever is this mid townhouse which is well presented throughout. The location is ideal for many local amenities, schools and commuter routes with both St. Peters Way and the M61 motorway being a short drive along with Trinity Street train station. Internally the property comprises a porch, lounge and kitchen/diner to the ground floor with two good sized bedrooms and a modern three piece shower room to the first floor. Externally to the front of the property there is a block paved driveway and lawned garden. The rear of the property has a good sized flagged patio area with a lawned garden. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: Ceiling light point, radiator, laminate effect flooring.

Kitchen/diner: 16' 5" x 7' 10" (5.00m x 2.40m) Double glazed window overlooking the garden to the rear, double glazed sliding patio doors leading into the patio, laminate effect flooring, range of fitted wall and base units with integrated extractor fan, gas hob, electric oven, sink with mixer tap and drainer, space for a washing machine and fridge/freezer, wall mounted boiler, ceiling light point.

Landing: Ceiling light point, loft access.

Bedroom 1: 16' 5" x 10' 2" (5.00m x 3.10m) Ceiling light point, radiator, double glazed windows to the front.

Bedroom 2: 11' 2" x 9' 6" (3.40m x 2.90m) Radiator, double glazed window overlooking the garden, ceiling light point.

Bathroom: 7' 10" x 6' 11" (2.40m x 2.10m) Downlights, double glazed window to the rear, wall mounted vertical ladder radiator, three piece suite incorporating a wc, vanity unit with inset sink, wall in shower cubicle, tiled floor and walls.

Externally: To the front of the property there is a block paved driveway and lawned garden. The rear of the property has a good sized flagged patio area with a lawned garden.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.03 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

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

Flood Risk: 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.

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 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Thinking of selling or letting: 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. 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 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

