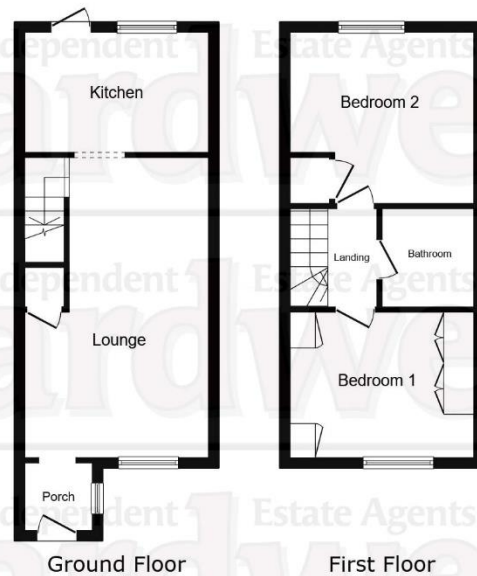




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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SHANKLIN WALK, DARCY LEVER, BL3 1SZ



- No upward chain involved
- 2 bedrooms
- Lounge dining room
- Ideal 1st time purchase
- Quiet location, Garage to rear
- Lovely views
- Good local amenities
- Close to motorway network



£149,950

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
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Incorporating: Wright Dickson & Catlow, WDC Estates

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Offered for sale with 'no upward chain' this two bedroom modern terrace house, tucked away in a quiet location with lovely green aspects to the front. Shanklin walk is on the edge of the development, close to local amenities which include, schools, shops, Lever Hume Park and transport links, Bolton and Bury town centres are within an easy reach. The accommodation briefly comprises entrance porch, lounge/dining room and the kitchen. Upstairs there are two good sized bedrooms and a bathroom with a modern white suite. Outside there are gardens to the front and rear and a single garage. This would make an ideal first time purchase or perhaps someone wishing to downsize. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

UPVC front door with a UPVC frosted double glazed window to the front aspect, archway leading to:

Lounge/Dining room: 19' 9" x 12' 0" (6.02m x 3.65m) UPVC double glazed window to the front aspect, two radiators, built in under stairs storage cupboard, coving to the ceiling

Kitchen: 8' 0" x 12' 0" (2.44m x 3.65m) UPVC double glazed window and door to the rear garden aspect, fitted wall and base units with complementary work surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, built-in oven and grill, stainless steel gas burner hob, extractor hood above, space for a washing machine, fridge freezer and a tumble dryer, radiator.

Landing: Staircase to the landing, radiator, access to the loft, doors lead to:

Bedroom One: 9' 6" x 11' 10" (2.89m x 3.60m) UPVC double glazed window to the front aspect, radiator below, range of modern fitted wardrobes, storage cupboards and drawers.

Bedroom Two: 11' 2" x 12' 0" (3.40m x 3.65m) UPVC double glazed window to the rear aspect, radiator below, fitted shelving unit, fitted dressing table unit below, fitted airing cupboard.

Bathroom: 6' 5" x 6' 0" (1.95m x 1.83m) Modern white suite comprising, enclosed bath with a shower above, close coupled WC, wash hand basin, radiator, part tiling to the walls, inset spotlights, extractor fan.

Outside: There is a garden, which is laid to lawn intersected by a pathway. To the rear there is an enclosed garden, which is mostly laid to lawn, There is a single garage, which is situated to the rear of Shanklin Walk.

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

Tenure: Cardwells estate agents Bolton research indicates the property is Freehold.

Council tax: Cardwells estate agents Bolton research indicates the property is band A £1511

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates 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 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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