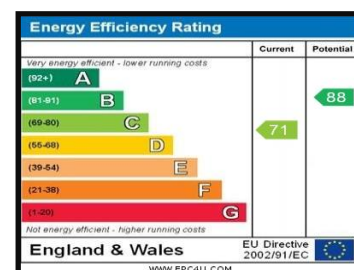


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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PARKFIELD ROAD, GREAT LEVER, BL3 2BG



- Bay fronted mid terraced house
- No upward chain involved
- 2 bedrooms
- Kitchen dining room
- Ideal 1st time purchase
- Good local amenities
- Easy reach of town centre
- Close to transport links



Offers in the Region Of £142,500

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Offered for sale with no upward chain! A traditional bay fronted mid terraced house, situated in a very popular and convenience location. The property would make an ideal first time purchase, or perhaps as a 'buy to let investment'. The area is well served with local shops, schools, parks, with easy access to the motorway network and Bolton town centre. The accommodation briefly comprises entrance vestibule, lounge and a kitchen dining room. Upstairs there are two bedrooms and a generous sized family bathroom with a white suite. There are gardens to the front and rear. The property also benefits from double glazing and gas central heating. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule: Wooden front door leading to entrance vestibule, tiled floor.

Lounge: 15' 8" x 14' 1" (4.77m x 4.29m) UPVC double glazed bay window to the front aspect, radiator, picture rail, feature fireplace.

Kitchen dining room: UPVC double glazed window and door to the rear aspect, fitted wall and base units with complementary work surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, space for a cooker, extractor fan above, space and plumbing for a washing machine, space for a tumble dryer, built in under stairs storage cupboard, tiled floor, radiator, inset spotlights to the ceiling.

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

Bedroom One: 11' 6" x 14' 8" (3.50m x 4.47m) UPVC double glazed window to the front aspect, fitted wardrobes with a matching dressing table unit, radiator, inset spotlights to the ceiling.

Bedroom Two: 13' 0" x 7' 2" (3.96m x 2.18m) UPVC double window to the rear aspect, radiator.

Bathroom: 9' 6" x 7' 0" (2.89m x 2.13m) UPVC frosted double glazed window to the rear aspect, modern white suite comprising, enclosed bath with mixer tap/shower attachment, wash hand basin with mixer tap in set to a vanity unit, close coupled WC, tiled floor, chrome plated towel rail, inset spotlights to the ceiling, extractor fan.

Outside: There is a gated garden and a paved pathway. To the rear there is an enclosed garden, which is mostly paved with a gate giving access to the rear lane.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.02 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1/11/1905 (less 1 day)

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

