

MARSH ROAD, LITTLE LEVER, BL3 1RE



- 3 bedroom mid terraced house
- Deceptively spacious accommodation
- Ideal family home or 1st time purchase
- Close to village centre, No chain
- Lounge, separate dining area
- Garden to the rear
- Good local amenities
- Viewing recommended



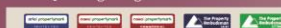
£168,000

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SOLD WITH NO CHAIN!! A deceptively spacious three bedroom mid terrace house, situated in a very popular and convenient location. Marsh Road is close to the village centre with all the excellent amenities it has to offer, including shops, schools supermarket and lovely scenic walks on the doorstep. Viewing is recommended to fully appreciate this family sized home via Cardwell's estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk. The accommodation briefly comprises Entrance hall, lounge, dining room and a kitchen. Upstairs there are three bedrooms and a shower room. Outside there is a spacious garden to the rear. The property also benefits from uPVC double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door leading to

Entrance hall: Radiator, coving to the ceiling, staircase to the landing.

Lounge: 12' 1" x 11' 0" (3.68m x 3.35m) uPVC double glazed window front aspect, coving to the ceiling, open to,

Separate dining room: 12' 6" x 15' 4" (3.81m x 4.67m) SuPVC double glazed French doors, rear yard aspect, radiator, built in under stairs storage cupboard.

Kitchen: 9' 0" x 7' 0" (2.74m x 2.13m) uPVC double glazed window and door rear garden aspect, fitted wall and base units with complementary work surfaces and tiled splashbacks stainless steel sink unit with mixer tap, space for a fridge, space for a washing machine and a cooker, stainless steel extract to canopy.

Landing: Access to the loft, doors lead to

Bedroom 1: 16' 0" x 11' 0" (4.87m x 3.35m) uPVC double glazed window front aspect, radiator.

Bedroom 2: 10' 9" x 7' 0" (3.27m x 2.13m) uPVC double glazed window rear aspect, radiator below.

Bedroom 3: 9' 0" x 7' 0" (2.74m x 2.13m) uPVC double glazed window rear aspect, radiator below.

Shower room: 7' 9" x 5' 6" (2.36m x 1.68m) Shower cubicle, close coupled WC, wash basin inset to a vanity unit, radiator, part tiling to the walls, extractor fan.

Outside: There is a rear garden, which has a hard standing concrete surface area, with a raised plant display area. A gate gives access to the rear lane.

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

Tenure: Cardwells estate agents Bolton research indicates the property is leasehold. 850 years from 1 May 1943

Council tax: Cardwells estate agents Bolton research indicates the property is band A annual cost of £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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