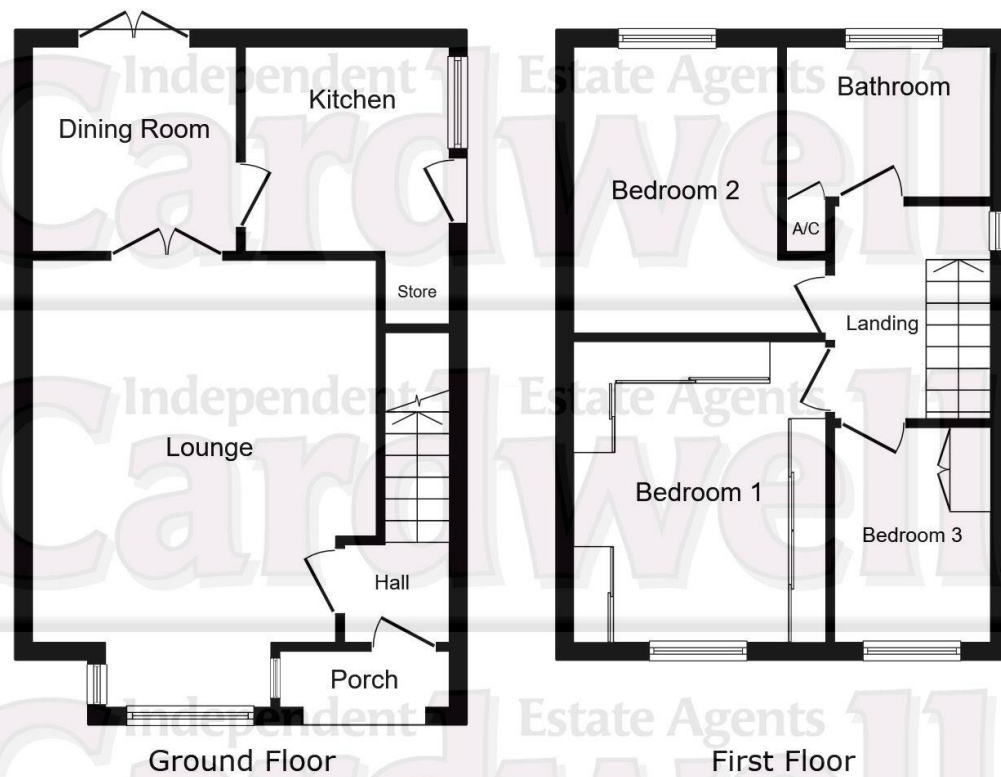




MARSH ROAD, LITTLE LEVER, BL3 1RE



- For sale with no chain involved
- Lovely bay fronted semi detached
- Popular & convenient location
- 3 bedrooms, 2 reception rooms
- Potential to improve/extend
- Good local amenities
- Ideal family home
- Easy access to the motorway



Offers in the Region Of £235,000

BOLTON

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

BURY

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LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with 'no upward chain involved' this lovely bay fronted, three bedroom semi detached house, situated in a very popular and convenient location. There are two reception rooms and three bedrooms, with potential to extend further, subject to planning permission. Marsh Road is close to the village Centre, with good shops and schools and other local amenities, making this an ideal family home. The accommodation briefly comprises, entrance hall, lounge, separate dining room and a kitchen. Upstairs there are three bedrooms and a bathroom. Outside there are gardens to the front and rear, along with a gated driveway, which leads to a detached garage. The property also benefits from double glazing and gas central heating. Viewing is highly recommended through Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch: Wooden front door leading to the entrance porch with frosted double glazed window front aspect, radiator.

Hallway: Radiator, staircase to the landing.

Lounge: 17' 0" x 13' 8" (5.18m x 4.16m) Wooden double glazed bay window to the front aspect, feature fireplace incorporating a gas fire, radiator, coving to the ceiling, dado rail, twin opening doors lead to:

Dining Room: 8' 2" x 8' 2" (2.49m x 2.49m) UPVC double glazed French doors to the rear garden, radiator, dado rail, coving to the ceiling.

Kitchen: 8' 1" x 8' 2" (2.46m x 2.49m) UPVC double glazed window and door to the side aspect, fitted wall and base units with work surfaces and tiled splashbacks, built in oven, electric hob, concealed extractor hood above, stainless steel sink unit with mixer tap, space for a washing machine, built in under stairs storage cupboard.

Landing: UPVC frosted double glazed window to the side aspect, coving to the ceiling.

Bedroom One: 12' 0" x 10' 1" (3.65m x 3.07m) Wooden double glazed window to the front aspect, fitted wardrobes with overhead storage cupboards and matching drawers, radiator, coving to the ceiling.

Bedroom Two: 10' 2" x 10' 5" (3.10m x 3.17m) Wooden double glazed window to the rear aspect, radiator below, access to the loft.

Bedroom Three: 8' 7" x 6' 5" (2.61m x 1.95m) Wooden double glazed window to the front aspect, fitted wardrobes.

Bathroom: 6' 0" x 7' 8" (1.83m x 2.34m) UPVC frosted double glazed window to the rear aspect, enclosed corner bath with a shower above, close coupled WC, wash basin, built in airing cupboard, heated towel rail, tiled splashbacks, coving, extractor fan.

Outside: To the front there is a gated paved driveway with a gravelled garden area aside. Wooden gates give access along the side elevation to a detached garage, with an up and over door. The rear garden is mostly paved and gravelled, with a concrete built detached workshop/storage building.

Plot Size: Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.07 acres.

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

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.

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

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