



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(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		



Independent Estate Agents Est. 1982
Cardwells
www.cardwells.co.uk



FINGER POST – LITTLE LEVER – OFFERS IN THE REGION OF £260,000

Finger Post is a quiet cul-de-sac located within the popular area of Little Lever and is located only a short distance from the village centre with all its amenities and facilities. There is also a local Tesco supermarket nearby for all your weekly shopping needs. The property is also ideally located for the commuter with Bolton, Bury and Radcliffe being a short drive away along with access to St Peter's Way which in turn takes you towards Manchester.

This stunning home is literally in "move in" condition and the accommodation comprises a porch, entrance hallway, lounge, kitchen/diner and bedroom to the ground floor with two bedrooms and a four piece bathroom to the first floor. Externally there's a concrete imprinted driveway for multiple vehicles at the front leading to the single garage and a low maintenance gravelled garden to the side. The rear garden has been landscaped and is simply beautiful with Indian stone paving making the garden low maintenance with well stocked raised beds bordering the garden. There is also access to the garage which has electrical points, lighting hot and cold water points with space for a washing machine and dryer. 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

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

LETTINGS & MANAGEMENT

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



ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch:

Ceiling light point, tiled floor, double glazed window to the front, door to the entrance hallway.

Entrance hall:

Ceiling light point, tiled floor, stairs to the first floor, door leading to the lounge.

Living room: 16' 4" x 10' 6" (4.99m x 3.19m)

Ceiling light point, coving to the ceiling, radiator, laminate effect flooring, multi fuel wood burner stove, doubly glazed window to the front, double glazed French doors to the rear garden, double doors leading into the dining area.



Kitchen diner: 19' 10" x 10' 8" (6.04m x 3.25m)

Ceiling light points, double glazed window to the front, double glazed door to the side, under stairs storage, radiator, part laminate flooring, part quarry stone tiled flooring, range of fitted wall and base units with extractor fan, integrated five ring gas hob, double fan assisted electric oven, integrated dishwasher, space for an undercounter fridge, large single bowl stainless steel sink with mixer tap, tiled splashback to the walls.



Tenure:

Cardwells estate agents Bolton research indicates the property is Freehold.

Council tax:

Cardwells estate agents Bolton research indicates the property is band C annual cost of £2015

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.

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



Bedroom 3: 10' 1" x 6' 10" (3.07m x 2.09m)
Ceiling light point, radiator, double glazed window to the rear.

Landing:
Ceiling light point.

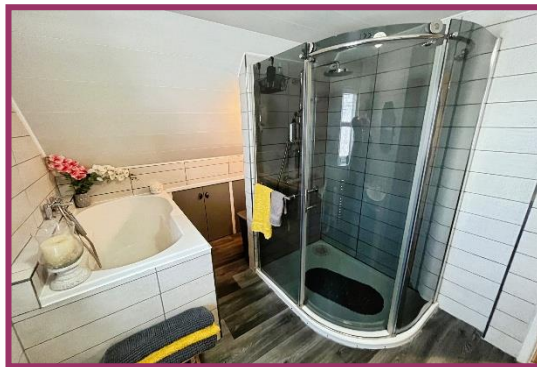
Bedroom 1: 12' 1" x 10' 6" (3.68m x 3.21m)
Downlights, radiator, double glazed window overlooking the garden, laminate effect flooring, fitted wardrobes, loft access.



Bedroom 2: 10' 5" x 10' 0" (3.18m x 3.06m)
Ceiling light point, laminate effect flooring, radiator, dual aspect double glazed windows to the rear and the side.



Bathroom: 9' 7" x 7' 5" (2.93m x 2.25m)
Ceiling light point, double glazed window to the side, storage to the eaves, four-piece suite incorporating a Japanese deep soak bath, walk in shower cubicle, wc, vanity unit with inset sink, wall mounted ladder radiator, tiled walls with uPVC clad ceiling, extractor fan.



Garage: 16' 3" x 8' 3" (4.95m x 2.51m)
Ceiling light point, electrical sockets, space for washing machine, dryer, hot and cold-water taps, wall mounted Baxi boiler, up and over garage door to the front

Garden:
To the front of the property there's a concrete imprinted driveway for multiple vehicles leading to the single garage and a low maintenance gravelled garden to the side. The rear garden has been landscaped and is simply beautiful with Indian stone paving making the garden low maintenance with well stocked raised beds bordering the garden. There is also access to the garage which has electrical points, lighting hot and cold-water points with space for a washing machine and dryer.

