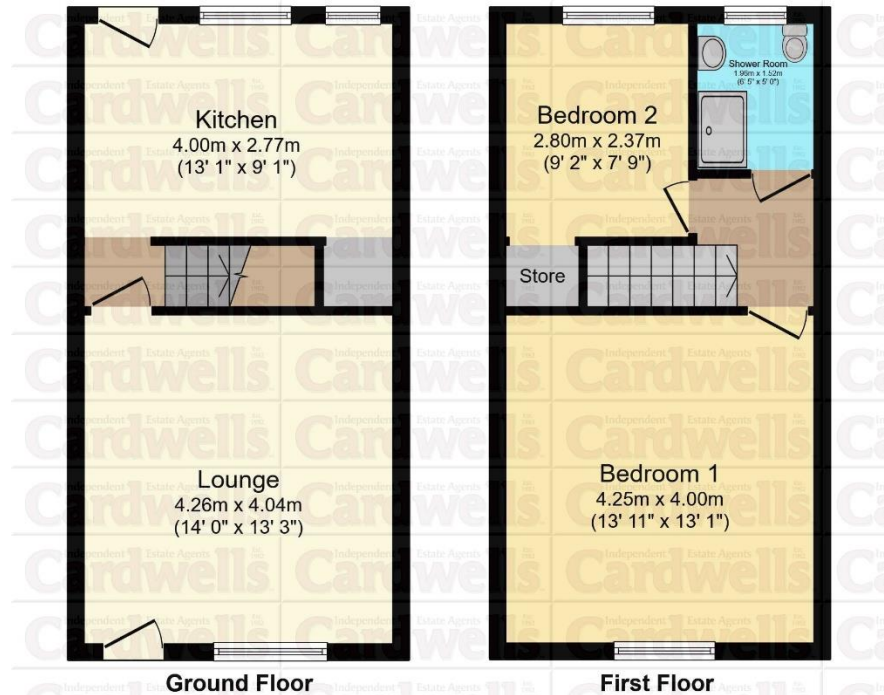




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



Total floor area 64.1 sq.m. (690 sq.ft.) approx.

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

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LEAF STREET, BOLTON, BL2 1NL



- Fabulous 2 bedroom mid terrace property
- Lounge/multi fuel burner/fitted kitchen
- Landing/2 professionally fitted bedrooms
- Warmed by gas C.H/uPVC double glazed
- Vacant possession/no upward chain!
- Ideal first purchase/BTL investment
- Contemporary 3 piece shower room
- Readily available on street parking



Offers in the Region Of £130,000

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

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Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

Independent Estate Agents
Cardwells
Est. 1982



A wonderful opportunity to purchase this fabulous two bedroom mid terrace property via Cardwells Estate Agents Bolton. Situated on Leaf Street in Darcy Lever and as such being on the cusp of beautiful countryside yet within walking distance of Bolton town centre and in close proximity to fabulous transport links via the A666 motorway network. The property has been thoughtfully redesigned by our client and we feel will be of particular interest to both first time buyers and buy to let landlords who are looking to add to their portfolio.

Briefly comprising: Composite entrance door, lounge with feature exposed brick fireplace and multi fuel burner, farmhouse style professionally fitted kitchen, central staircase giving access to the landing, two double bedrooms which are both professionally fitted and a contemporary shower room. Warmed by gas central heating and uPVC double glazed throughout with readily available on street parking, a small front garden behind a low brick wall and a larger than average rear garden. A personal inspection comes with our highest recommendations to appreciate all on offer and this can easily be arranged by ringing Cardwells Estate Agents Bolton on 01204 381281 or via email at bolton@cardwells.co.uk. Please watch the online walk through video prior to booking your viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite entrance door into.

Lounge: 14' 5" x 13' 3" (4.39m x 4.04m) Feature exposed brick fireplace and surround with inset multi fuel burner, uPVC double glazed window, wall mounted radiator.

Dining kitchen: 9' 7" x 13' 3" (2.92m x 4.04m) Professionally fitted kitchen comprising one and a half bowl sink unit with mixer tap over, base and wall units, wall mounted gas combination boiler, space for white goods, freestanding oven, useful under stairs storage cupboard, composite door giving access to the rear, two uPVC double glazed windows, complimentary tiled splash backs, central staircase giving access to the landing.

Landing: 5' 3" x 4' 7" (1.60m x 1.40m)

Bedroom 1: 13' 0" x 13' 9" (3.96m x 4.19m) Professionally fitted wardrobes and bridging cabinets, uPVC double glazed window, wall mounted radiator.

Bedroom 2: 9' 2" x 7' 9" (2.79m x 2.36m) Professionally fitted wardrobes and bridging cabinets, uPVC double glazed window, wall mounted radiator.

Bathroom: 6' 6" x 5' 0" (1.98m x 1.52m) Contemporary three piece suite comprising WC, wash basin on a vanity unit, walk in shower cubicle with T bar mixer shower, inset ceiling spotlights, full wall tiling, frosted uPVC double glazed window, wall mounted heated towel rail.

Plot size: Cardwells Estate Agents Bolton research shows the plot size is approximately 66m².

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold with approximately 990 years remaining from November 1880 and we are advised that the annual ground rent is £1.50 per annum.

Council tax: Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band A with Bolton Council at an approximate cost of approximately £1,506.00 per annum.

Flood risk information: 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.

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

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

