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GORSSES MOUNT, DARCY LEVER, BL2 1PQ



- On the edge of Leverhulme Park
- Rural feel yet close to Bolton and Schools
- Close to beautiful countryside
- 4 bedroom end terrace over three levels
- Thought to date from 1893, gas combi CH
- Covered rear area creating a car port
- Ground level WC, white 3pc bathroom
- Sold with no upward chain delay



£160,000

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Situated on the fringes of Leverhulme Park and close to the banks of the River Tonge, this four bedroom cottage enjoys a wonderful tucked away (yet accessed via Bembridge Drive), rural hamlet like position, that many people may not know is even here. The countryside is virtually over the road, yet within easy reach of superb everyday urban amenities, the town centre of Bolton is around two miles away or so by car and even less by foot or bicycle, as is Bolton train station (which directly serves; Manchester, Salford, Blackburn and Preston), there are wonderful schools within easy reach. This property has all the rural charm of a secluded village location yet is conveniently placed for getting around Bolton and its wonderful amenities. The brick property is thought to date from around 1893 with spacious accommodation over three levels and briefly comprises: entrance vestibule, living room with feature fireplace, kitchen/diner, there is a ground level WC wash room accessed from the covered rear patio and carport area. To the first floor landing there is the master bedroom, a single bedroom and the white three piece family bathroom suite. To the upper level is a landing and two double bedrooms which are each flooded with natural light from various windows. Externally the rear area has been completely covered which creates a gated carport/covered off-road parking area with a step down, to the patio area accessed from the back door of the kitchen/diner. The family sized home benefits from a British gas combination central heating boiler which we are advised will be serviced and a gas safety certificate will be issued in around July 2024, importantly the property is sold with no further upward chain delay and is available with early vacant possession. In the interests of transparency we are advised that the property has suffered some subsidence many years ago caused by a leaking drain. In 2005, after an insurance claim, the drain was repaired, stainless steel bracing inserted into the gable end, and stainless steel reinforcing into the front and rear elevations. Following this work and a period of monitoring, a Certificate of Structural Adequacy was issued, a copy of which we will hold on file. 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 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule: 3' 5" x 2' 11" (1.05m x 0.883m) Single glazed timber entrance door, meter cupboard.

Living Room: 14' 6" x 13' 10" (4.416m x 4.211m) A beautiful feature fireplace with tiled surround and inset electric fire, double glazed window to the front enjoying the aspect over the woodland, quality fitted furniture to either side of the chimney breast, radiator, built-in storage space over the vestibule.

Kitchen Diner 11' 10" x 14' 5" (3.602m x 4.406m) Fitted kitchen with a range of matching drawers, base and wall cabinets, double glazed windows to the rear and the side and a single glazed window to the rear, freestanding cooker with grill, oven and gas hob, fitted blinds, stainless steel sink and drainer with mixer tap over, radiator, open tread spindles staircase to the first floor, door to rear to the covered patio and carport area, which in turn leads to the WC wash room.

WC Washroom: 5' 0" x 2' 4" (1.514m x 0.72m) Two piece white suite comprising pedestal wash hand basin and dual flush WC, single glazed window.

First Floor Landing: 8' 11" x 8' 3" (2.711m x 2.525m) Measured at maximum points in an 'L' shape. The stairs serve the landing from the kitchen/diner and there is a door off which leads to the stairs which serves the upper floor.

Bedroom One: 13' 8" x 14' 5" (4.161m x 4.389m) Double glazed window to the front enjoying the aspect over the woodland, wall mounted British gas combination central heating boiler, we understand that the boiler will be serviced and a gas safety certificate issued in approximately July 2024.

Bedroom Four: 9' 0" x 5' 11" (2.736m x 1.801m) Double glazed window to the rear, radiator, built-in storage space.

Bathroom: A white three-piece bathroom suite comprising: pedestal wash hand basin, dual flush WC and bath with electric shower over, ceramic wall tiling, radiator, double glazed window to the rear.

Upper Floor Landing: 6' 6" x 4' 1" (1.972m x 1.255m) Measure at maximum points, built-in storage space over the stairs.

Bedroom Two: 13' 0" x 14' 4" (3.957m x 4.377m) Glazed window to the rear and two velux double glazed windows with fitted blinds, allowing the room to be flooded with natural light, radiator, quality carpet, sloping head height all lower the room, enjoys a central head height of around 2.801m.

Bedroom Three: 12' 7" x 14' 4" (3.831m x 4.373m) Measured at maximum points. This room is flooded with natural light. There is a double glazed window to front elevation overlooking the woodland to the front. Three further double glazed Velux windows, each fitted with blackout blinds allowing this to be a particularly light room, radiator, quality carpet. There is a sloping head height though the highest central point is around 2.745m.

Outside: The rear of the property is completely enclosed with a roof over the patio and parking section, creating a carport with fitted storage to the wall, the patio area and the carport area are block paved and in excellent order. From the patio area there is a step up to the car parking area and also access to the WC/washroom.

Carport: There are double vehicle gates which lead to the covered driveway / carport, which is finished in block paving.

Plot size: The overall approximate plot size is around 0.02 of an acre.

Chain details: There is no onward chain, and details have been confirmed.

Bolton Council Tax Band: The property is situated in the borough of Bolton and as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is B at an annual cost of around £1,670 per annum

Flood Risk Information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having "No Risk" of flooding.

Conservation Area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

Tenure: Cardwells Estate Agents Bolton premarketing research indicates that the property is Leasehold enjoying a term of 990 years from 29 September 1893, and we are advised that the ground rent is £1.12 per annum.

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 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

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