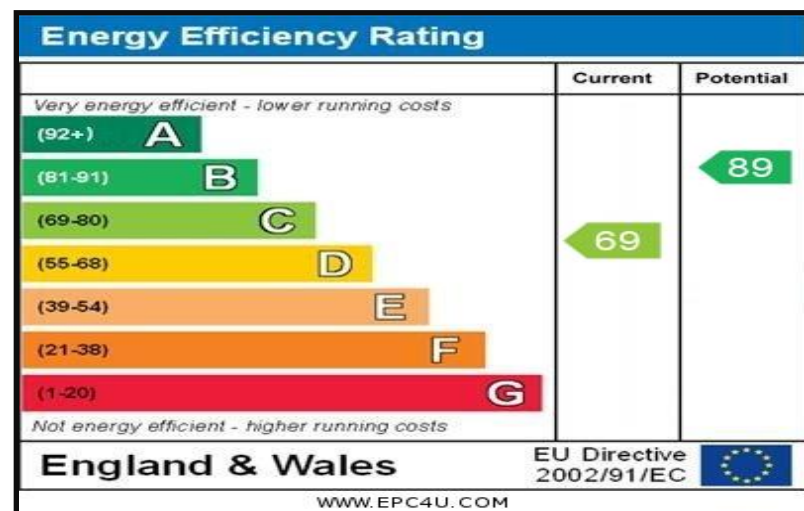




**Ground Floor**  
Floor area 65.7 m<sup>2</sup> (707 sq.ft.)

**First Floor**  
Floor area 53.4 m<sup>2</sup> (575 sq.ft.)



## LEVER STREET, RADCLIFFE, M26



- One bedroom terraced
- Combi boiler
- Wet room
- Driveway
- Rear garden
- Low maintenance
- No onward chain
- Early viewing advised



**£130,000**

**BOLTON**  
11 Institute St, Bolton, BL1 1PZ  
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E: bolton@cardwells.co.uk

**BURY**  
14 Market St, Bury, BL9 0AJ  
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E: bury@cardwells.co.uk

**LETTINGS & MANAGEMENT**  
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this compact one bedroom terraced property. Offered for sale with NO ONWARD CHAIN! Boasting a driveway to the front and a lovely rear garden this property comprises; entrance hallway, lounge, fitted kitchen, wet room and an upstairs bedroom. This property is a perfect blank canvas and would suit someone looking for a low maintenance property. Situated close to local amenities, shops and transport links early viewing is highly advised.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hallway** Radiator. Laminate flooring. Spotlighting.

**Lounge** 10' 4" x 15' 6" (3.15m x 4.72m) UPVC double glazed patio doors to rear aspect. Ceiling light point. Feature fire and surround. Stairs to first floor. Under stairs storage. Laminate flooring. Radiator.

**Kitchen** 9' 3" x 5' 0" (2.82m x 1.52m) A range of wall and base units with stainless steel sink and drainer. Space for cooker and fridge freezer. Wall mounted combo boiler. UPVC double glazed window to rear aspect. Ceiling light point.

**Wet Room** 9' 9" x 5' 0" (2.97m x 1.52m) Low flush wc, pedestal wash hand basin. Overhead electric shower. Wall tiling. Storage cupboard. Radiator. Ceiling light point.

**Loft Room** 12' 0" x 8' 0" (3.66m x 2.44m) Velux window. Radiator. Ceiling light point. Storage in eaves.

**Externally** driveway to the front with an enclosed rear laid to lawn gardens to and patio area.

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is Freehold. We encourage all interested parties to seek clarification of this from their solicitor.

**Council Tax Rating** The property is liable for Bury Council Tax. The property is A rated which is at an approximate annual cost of £1,610 (at the time of writing).

**Conservation Area** Cardwells Estate Agents Bury pre-marketing research indicates that the property is set not set within a conservation area.

**Flood Risk** Cardwells Estate Agents Bolton pre market research indicates that the property is in a very low flood risk area.

**Viewing** 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 0161 7611215. emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

**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 Estate Agents Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bolton 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 Estate Agents Bolton are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).

