



LEVER STREET, RADCLIFFE, M26



- Two Bed Semi-Detached
  - Driveway For Multiple Cars
  - Gardens To Front & Rear
  - No Onward Chain Delay!
- Close To Local Amenities
  - Great Transport Links
  - Internal Viewing Advised
  - Gas Central Heating



£170,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this two bedroom semi detached home. Situated close to local amenities, transport links and good schools this property is offered with no onward chain delay and comprises; entrance porch, lounge, kitchen/diner, two bedrooms and a bathroom. Although in need of updating, this property has double glazing throughout and has central heating. Externally this property boasts a sizeable gated driveway to the side with laid to lawn gardens to front and rear! Internal and early viewing is highly recommended. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

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

**Entrance Porch** UPVC double glazed window to side aspect. Ceiling light point. Door to lounge.

**Lounge** 14' 5" x 9' 6" (4.39m x 2.89m) UPVC double glazed window to front aspect. Radiator. Feature wall mounted gas fire. Ceiling light point. Door to kitchen.

**Kitchen/Diner** 14' 6" x 8' 5" (4.42m x 2.56m) Two UPVC double glazed windows to rear aspect. UPVC door to side aspect. Under stairs storage cupboard. Wall mounted boiler. Two ceiling light points. Radiator. A range of wall and base units with inset stainless steel sink and drainer. Space for fridge freezer, washing machine, cooker and dishwasher.

**Bathroom** 6' 0" x 5' 4" (1.83m x 1.62m) UPVC double glazed window to rear aspect. Ceiling light point. Panelled bath with overhead shower connected to the boiler.. Low flush wc. Wall hung wash hand basin. Wall tiling.

**Bedroom 1** 14' 6" x 9' 7" (4.42m x 2.92m) Two UPVC double glazed windows to front aspect. Radiators. Ceiling light point.

**Bedroom 2** 8' 6" x 8' 2" (2.59m x 2.49m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Two storage cupboards.

**Externally** driveway for numerous cars to the side with gate. Laid to lawn gardens to the front and rear.

**Viewings** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

**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** The property is situated in the Borough Of Bury and is therefore liable for Bury Council Tax. The property is B rated which is at an approximate annual cost of £1,878 (at the time of writing).

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

**Flood Risk** Cardwells Estate Agents Bury pre marketing research indicates that the property is set within an area regarded as having a Very Low risk of flooding.

**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 Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury 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 Bury 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"

