

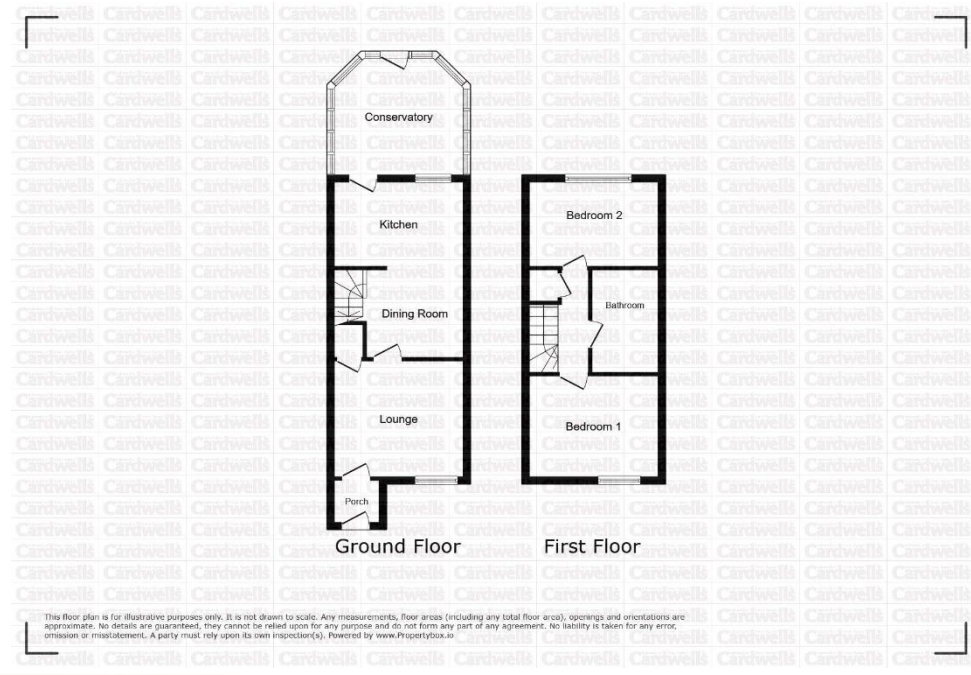
Independent Estate Agents **Cardwells** Est. 1982

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SOLENT DRIVE, DARCY LEVER, BL3 1RN



- Beautiful extended town house
- Two spacious double bedrooms
- Four piece bathroom suite
- Conservatory
- Garage parking with electric
- Low maintenance gardens
- Modern fitted kitchen
- Close to amenities and commuter



£170,000

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 11 Institute St, Bolton, BL1 1PZ
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LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
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Beautifully presented mid townhouse located within a quiet and popular spot within Darcy Lever. This wonderful home would be perfect for first time buyers or someone who is looking to downsize. The property has been extended and is well presented throughout with the internal accommodation comprising a lounge, dining room, kitchen and conservatory to the ground floor with two double bedrooms and a four piece bathroom suite to the first floor. Externally there is a low maintenance block paved garden to the front. The rear of the property is low maintenance, with an artificial lawned area when you step out from a conservatory, steps leading to a gate and a raised decking area with inset lighting which is perfect for sitting out. There is also a gate leading to the rear and in turn to the garage which has electricity running to it. 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 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: Ceiling light point, door leading to the lounge.

Lounge: 12' 3" x 11' 10" (3.73m x 3.61m) Ceiling light point, double glazed window to the front, wood panelling to the wall with inset lighting, media unit with built in feature fire, under stairs storage, wall mounted vertical radiator.

Dining Room: 11' 9" x 6' 11" (3.59m x 2.12m) Ceiling light point, wall mounted vertical radiator, laminate effect flooring, stairs to the first floor, open into the kitchen.

Kitchen: 11' 5" x 8' 0" (3.48m x 2.43m) Ceiling light point, range of fitted wall and base units with extractor fan, integrated gas hob, electric oven, dishwasher, fridge/freezer, washer/dryer, stainless steel sink with mixer tap and drainer, tiled splashback to the walls, door to the conservatory.

Conservatory: 10' 11" x 9' 1" (3.32m x 2.78m) Ceiling light point, radiator, laminate effect flooring.

Landing: Ceiling light point, loft access, storage cupboard, radiator.

Bedroom 1: 11' 10" x 9' 5" (3.60m x 2.87m) Ceiling light point, double glazed window to the front, radiator, fitted wardrobes.

Bedroom 2: 11' 9" x 7' 10" (3.59m x 2.40m) Ceiling light point, double glazed window to the rear, radiator, fitted wardrobes housing the wall mounted boiler.

Bathroom: 9' 7" x 6' 1" (2.92m x 1.85m) Downlights, wall lamps, extractor fan, four piece suite incorporating a WC, vanity unit with inset sink, walk-in shower cubicle, corner bath with mixer tap, wall mounted vertical ladder radiator, tiled walls with laminate flooring.

Externally: To the front of the property there is a low maintenance block paved garden. The rear of the property is low maintenance with an artificial lawned area when you step out from a conservatory. There are steps leading to a gate and a raised decking area with inset lighting which is perfect for sitting out. There is also a gate leading to the rear and in turn to the garage which has electricity running to it.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.02 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1600

Flood Risk: 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.

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 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Thinking of selling or letting: 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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (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 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

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