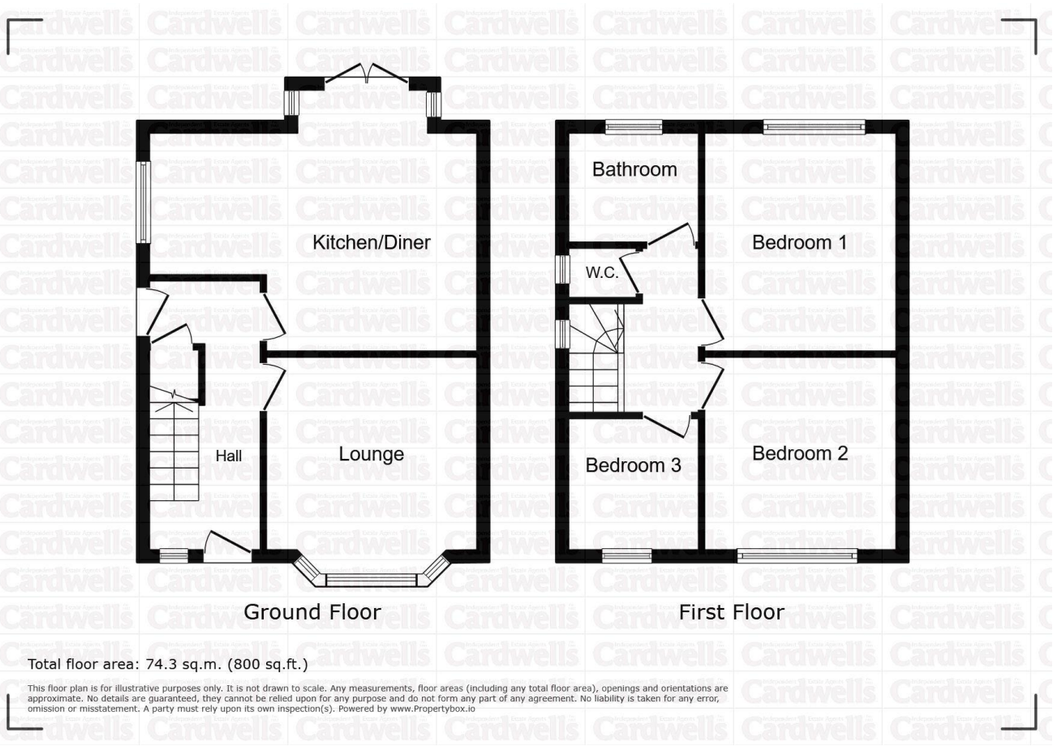











Total floor area: 74.3 sq.m. (800 sq.ft.)

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

Independent Estate Agents Cardwells Est. 1982

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# RISHTON AVENUE, GREAT LEVER, BL3 2EW



- No onward chain
- Semi detached home
- Three bedrooms
- Lounge and kitchen/diner
- Front and rear gardens
- Shared garage at the rear
- Close to green open spaces
- Local amenities and commuter







## Offers in the Region Of £210,000

**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

**LETTINGS & MANAGEMENT**
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk



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.

Situated within a well established residential area of Great Lever, this three bedroom semi-detached home presents an excellent opportunity for purchasers seeking a property with scope to modernise and add value. Requiring some cosmetic improvement, the accommodation offers generous living space and is ideally suited to first time buyers, families and investors alike. The accommodation briefly comprises an entrance hallway, spacious lounge and a kitchen/dining room to the ground floor. To the first floor there are three well proportioned bedrooms together with a family bathroom and separate WC. Externally, the property benefits from lawned gardens to both the front and rear. A shared detached garage located to the rear of the property. Further benefits include gas central heating and double glazing. The property is conveniently positioned for a wide range of local shops, supermarkets and everyday amenities within Great Lever and Bolton town centre. Well-regarded primary and secondary schools are within easy reach, making the property particularly attractive to families. The Royal Bolton Hospital is also conveniently located nearby, while excellent transport links and commuter routes provide easy access to Bolton town centre, the A666, M61 motorway network and surrounding areas. Early viewing is highly recommended to appreciate the potential and accommodation on offer. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance hallway:** Ceiling light point, radiator, double glazed window to the front, under stair storage, door to the side.

**Lounge:** 11' 3" x 10' 10" (3.42m x 3.30m) Ceiling light point, double glazed bay window to the front, radiator, coving to the ceiling.

**Kitchen diner:** 17' 5" x 11' 6" (5.32m x 3.51m) Downlights within the kitchen area and ceiling light point over the dining area, coving to the ceiling, radiator, double glazed window to the side, double glazed French doors leading to the rear, range of fitted wall and base units with integrated stainless steel sink with mixer tap and drainer, extractor fan, induction hob, electric oven, space for a washing machine and a fridge/freezer, laminate flooring.

**Landing:** Ceiling light point, double glazed window to the side, loft access.

**Bedroom 1:** 11' 7" x 10' 2" (3.54m x 3.11m) Ceiling light point, double glazed window to the rear, fitted wardrobes, radiator.

**Bedroom 2:** 10' 10" x 10' 5" (3.31m x 3.17m) Ceiling light point, radiator, double glazed window to the front.

**Bedroom 3:** 7' 10" x 6' 11" (2.38m x 2.10m) Ceiling light point, radiator, double glazed window to the front.

**Bathroom:** 6' 11" x 5' 10" (2.11m x 1.77m) Downlights, double glazed window to the rear, extractor fan, pedestal sink, panel bath with mixer tap and shower above, wall mounted vertical ladder radiator.

**WC:** 4' 3" x 2' 6" (1.29m x 0.75m) Ceiling light point, WC, double glazed window to the side, tiled splashback to the walls

**Outside:** To the front of the property there is a lawned garden and gated access to a driveway which leads down the side of the property to the shared detached garage at the rear. To the rear of the property there is a lawned garden with access to the detached garage which is shared with next door.

**Viewings:** Please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

**Tenure:** Cardwells estate agents Bolton research indicates the property is Leasehold 896 years from 1/8/1933

**Council tax:** Cardwells estate agents Bolton research indicates the property is band B

**Flood risk information:** Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

**Conservation area:** Cardwells estate agents Bolton research indicates 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.



