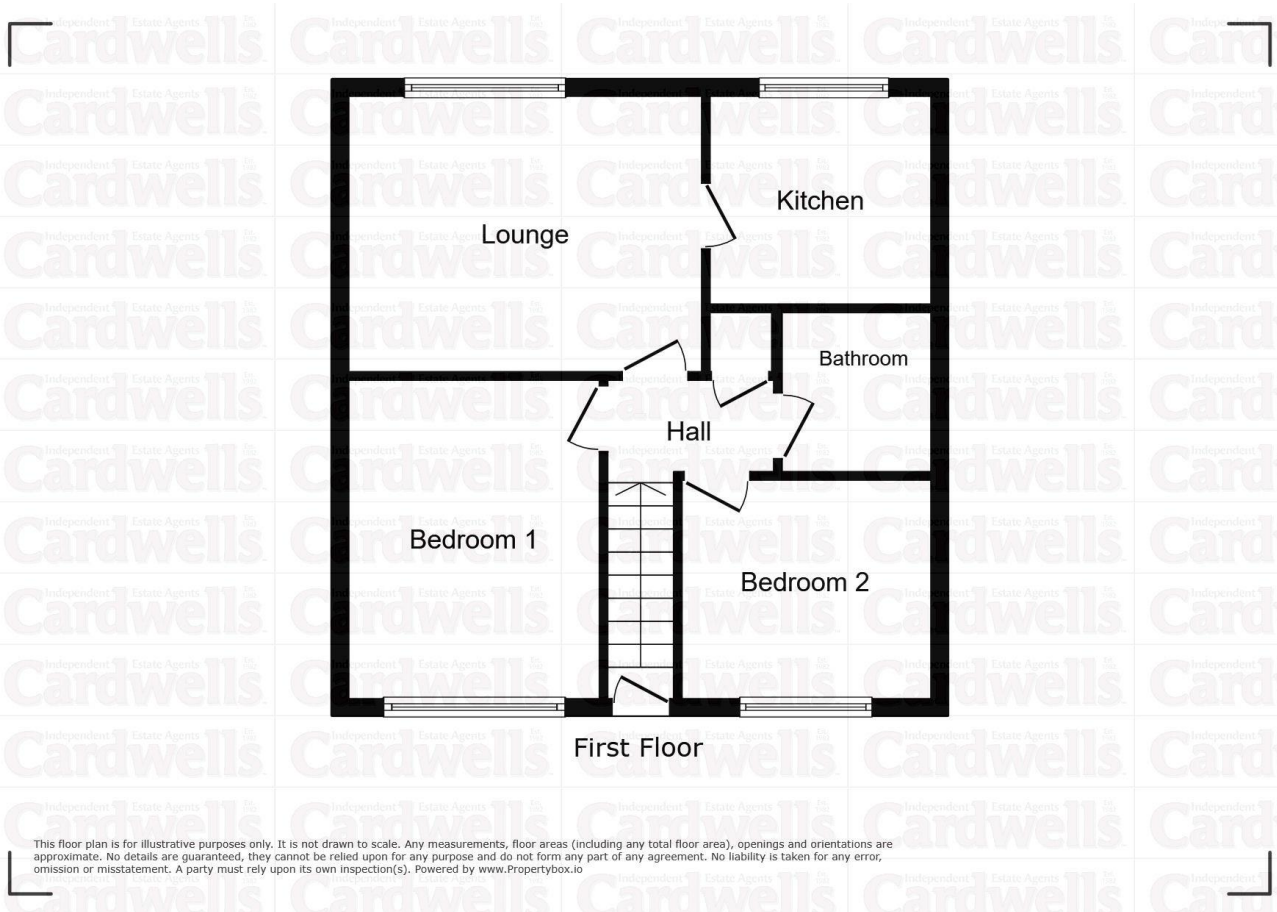




SOLENT DRIVE, DARCY LEVER, BL3 1RN



- No onward chain
- First floor apartment
- Own private entrance
- Ideal for first time buy/investment
- Gas central heating
- Double glazing
- Garage parking
- Close to amenities & commuter routes



Offers in the Region Of £90,000

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.

Offered for sale with NO ONWARD CHAIN, this spacious first floor apartment presents an excellent opportunity for first time buyers looking to put their own stamp on a property, as well as investors seeking a well positioned addition to their portfolio. Boasting its own private entrance door, garage and low maintenance garden, this property offers a rare combination of independence and practicality. The accommodation briefly comprises a private ground floor entrance with stairs leading to the first floor, a generous lounge/dining room providing ample space for both relaxation and entertaining, a fitted kitchen featuring a multi-fuel range oven, two well-proportioned double bedrooms, and a modern shower/wet room. Externally, the property benefits from a low maintenance front garden, communal parking to the front and the added advantage of its own detached garage, providing valuable storage or secure parking. Situated within the popular Darcy Lever area, the property enjoys convenient access to a range of local amenities including nearby shops, supermarkets and leisure facilities. Excellent transport links are available via the A666 and Bolton town centre, making commuting straightforward, whilst regular bus routes serve the surrounding area. Families and professionals alike will appreciate the proximity to well-regarded local schools, parks and recreational facilities. This competitively priced apartment offers fantastic potential for personalisation and must be viewed to fully appreciate the accommodation, location and opportunity 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:

Hallway: Stairs to first floor.

Lounge: 14' 1" x 10' 11" (4.28m x 3.34m) Downlights, radiator, double glaze window to the rear.

Kitchen: 8' 10" x 8' 3" (2.68m x 2.52m) Downlights, double glazed window to the rear, range of fitted wall and base units with integrated stainless steel sink with mixer tap and drainer, extractor fan, space four and multi fuel range oven, under counter fridge, under counter freezer, dishwasher, tiled floor with splashback to the walls, wall mounted boiler.

Bedroom 1: 12' 9" x 10' 0" (3.88m x 3.05m) Ceiling light point, radiator, storage cupboard, double glazed window to the front.

Bedroom 2: 9' 11" x 8' 8" (3.02m x 2.65m) Ceiling light point, radiator, double glazed window to the front.

Bathroom: 6' 4" x 6' 4" (1.93m x 1.93m) Downlights, extractor fan, wall mounted vertical ladder radiator, styled as a wet room with vanity unit with inset sink, WC, walk-in shower, tiled floor and walls.

Outside: Gated access to the front with steps up the side of the tiered garden leading to the front door. There's communal parking to the front of the property however the property does benefit from having its own garage.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.06 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 October 1974. Ground rent £20 per annum.

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.

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

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

