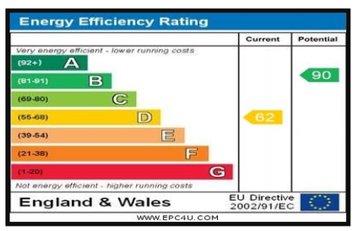


Floor Plan

Total floor area: 52.2 sq.m. (562 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 Est. 1982 Cardwells

Independent Estate Agents Est. 1982 Cardwells ™

www.cardwells.co.uk

THE SHEDDINGS, GREAT LEVER, BL3 2JN



- True bungalow sold with no chain
- Semi detached, cul de sac position
- Electric heating and gas fire
- uPVC DG conservatory to the rear
- 3pc white bathroom suite
- Private off road driveway parking
- Garden areas to the front and rear
- Ideal for Bolton Hospital & town centre







Offers in the Region Of £155,000

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.

A semi detached true bungalow sold with no further upward chain delay and with the benefit of private off road car parking for approximately two cars to the side. The position is superb being within a cul-de-sac, so there is little passing traffic, and there is no other residential property behind the rear garden boundary as the train line is beyond. The Royal Bolton Hospital, Bolton town Centre, shops, houses of worship, restaurants and sporting facilities and clubs are all within easy reach as are superb transport links via both railway and motorway. The accommodation extends to around 36 m²/387 ft.² and briefly comprises: reception hallway with built-in storage space, kitchen, living room, fitted bedroom, three-piece white bathroom suite and a conservatory. Externally, there are garden areas to the front and the rear, a garden shed and private driveway car parking. The property is warmed via electric storage heaters, electric heaters and a gas fire in the living room, the vast majority of windows are uPVC double glazed and there is a security alarm system in place. Potentially, this could be an opportunity for somebody to modernise a property to their own tastes and specifications. That really is a great deal to admire and a walk-through viewing video is available to watch in the first instance and then a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204 381381, emailing Bolton@Cardwells.co.uk or visiting www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway: 5' 7" x 3' 1" (1.690m x 0.95m) Single glazed entrance door, storage heater, built-in storage space containing the water tank, emersion heater, fuse box and alarm control panel.

Lounge: 13' 6" x 9' 11" (4.104m x 3.030m) =uPVC window to the front overlooking the front garden and the cul-de-sac, gas fire.

Kitchen: 9' 10" x 5' 7" (2.994m x 1.690m) Fitted with matching: drawers, base and wall cabinets, sink, uPVC window to the front.

Bedroom: 10' 11" x 9' 11" (3.317m x 3.011m) Fitted wardrobe with storage to one wall featuring two sliding mirrored doors, electric storage heater, uPVC windows and uPVC double doors which open into the conservatory. Perhaps a potential buyer may consider changing the layout slightly and having this room as the living room and what is currently the living room as a bedroom as that would allow access to the conservatory to be from the lounge.

Conservatory: 11' 4" x 9' 4" (3.445m x 2.837m) uPVC windows, uPVC double doors which open out onto the garden, ceiling fan light and electric heater.

Bathroom: 6' 2" x 5' 6" (1.889m x 1.687m) A three-piece white bathroom swimming: pedestal wash and basin,dual/WC and bath with electric shower over fitted glass shower screen, electric heated towel rail, extractor, complementary ceramic wall and floor tiling, uPVC window to the side.

Plot size: Cardwells estate agents Bolton estimate the plot size to be around 0.05 of an acre.

Rear garden: Rear garden enjoys a lawn section and well stocked with colourful shrubs and plants. The garden extends beyond the rockery to the fence line and contains mature trees which provide additional privacy though it is only the railway line beyond the boundary and not additional residencies.

Front garden: The front garden is neatly laid to lawn with a small rockery and colourful shrubs and ornamental trees.

Parking: There is private off-road driveway parking to the side of the property. Our client estimates that approximately two cars could be parked on the driveway.

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.

Tenure: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is Freehold.

Council tax: The property is located in the borough of Bolton and the Council tax band rating A, with an approximate annual cost for the year of £1,600.

Chain details: Its our understanding that the property will be sold with no further upward chain

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

Conservation area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within 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 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









Independent Estate Agents Cardwells Est. 1982