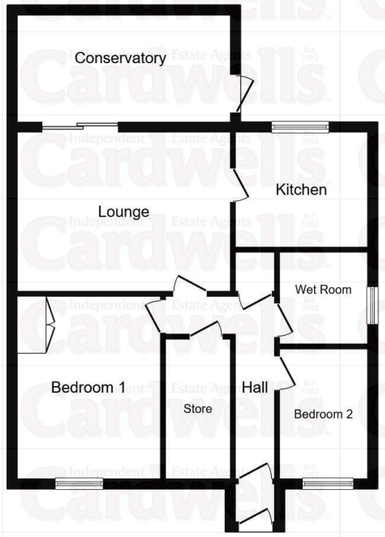










Floor Plan

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

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SOLENT DRIVE, DARCY LEVER, BL3 1RN



- No Chain Involved, Two Bedrooms
- Ground Floor Apartment
- Well Presented Throughout
- Modern Kitchen/Breakfast Room
- Contemporary Wet Room
- Conservatory
- Generous Rear Garden, Single Garage
- Popular Darcy Lever Location







Offers Over £110,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
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E: bolton@cardwells.co.uk

BURY
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T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
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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 well presented ground floor apartment provides spacious accommodation, together with a generous rear garden and single garage. Ideal for a range of buyers including downsizers, first-time purchasers and those seeking accommodation on one level. The accommodation briefly comprises; a welcoming entrance hallway, a comfortable lounge, a modern fitted kitchen/breakfast room, two bedrooms and a contemporary wet room. In addition, there is a conservatory overlooking the rear garden, providing a pleasant extra reception space. Externally, the property benefits from a generous sized rear garden offering an excellent space for relaxation and outdoor entertaining. There is also a single garage providing valuable storage and parking. Situated within the popular Darcy Lever area, the property enjoys convenient access to local shops, schools, amenities and transport links, with Bolton town centre and the motorway network easily accessible. Viewing is highly recommended through Cardwells estate agents to appreciate all that this attractive ground floor apartment has to 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule UPVC double glazed door leading to:

Hallway: Radiator, two built-in storage cupboards, radiator.

Lounge: 10' 10" x 14' 6" (3.30m x 4.42m) Radiator, dado rail, coving to the ceiling, double glazed sliding door leading to:

Conservatory: 7' 8" x 8' 8" (2.34m x 2.64m) The conservatory is of brick construction with rest being UPVC double glazed and a matching door rear garden aspect, wall mounted electric heater.

Kitchen Breakfast Room: 7' 10" x 9' 0" (2.39m x 2.74m) UPVC double glazed window to the rear garden aspect, range of modern fitted wall and base units with complementary working surfaces, breakfast bar and tiled splashbacks, sink unit with mixer tap, integrated fridge freezer, space for a cooker extractor hood above, space and plumbing for a washing machine.

Bedroom One: 12' 5" x 9' 9" (3.78m x 2.97m) UPVC double glazed window to the front aspect, modern fitted wardrobes with matching drawers, radiator.

Bedroom Two: 9' 0" x 6' 7" (2.74m x 2.01m) UPVC double glazed window to the front aspect, radiator below.

Wet Room: 6' 3" x 6' 1" (1.90m x 1.85m) UPVC frosted double glazed window to the side aspect, shower cubicle, wash hand basin, close coupled WC, tiling to the walls, radiator, extractor fan.

Rear Garden: There is a substantial rear garden with a paved patio and a generous sized laid to lawn garden. Gates give access to the side elevation and rear. There is also a single garage with a black up and over door.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.09 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













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