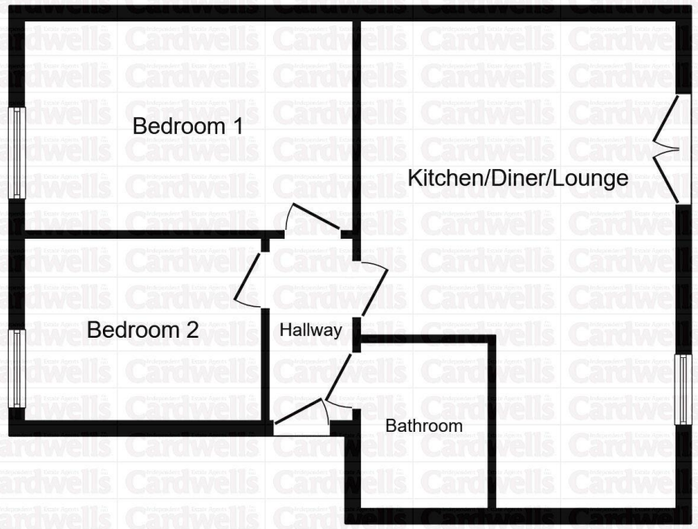

Ground Floor

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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DANECROFT, LITTLE LEVER, BL3 1LL

- Second-floor apartment
- Two good-sized bedrooms
- Spacious lounge/dining area
- Fitted kitchen
- Modern bathroom
- Double glazing
- Secure communal entrance
- Allocated parking

Offers in the Region Of £95,000

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
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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.

Two Bedroom Second Floor Apartment Situated in a popular residential development in the heart of Little Lever, this well-presented two-bedroom second-floor apartment offers comfortable and modern living, making it an ideal purchase for first-time buyers, downsizers, or buy-to-let investors. The accommodation briefly comprises, a welcoming entrance hall, a spacious open plan lounge providing ample space for both living and dining furniture, and a fitted kitchen with a range of wall and base units. There are two well-proportioned bedrooms, including a generous principal bedroom, together with a contemporary family bathroom. The property benefits from double glazing, secure communal access, and allocated parking. Positioned on the second floor, the apartment enjoys a pleasant outlook and good levels of natural light throughout. Conveniently located close to local shops, supermarkets, schools, and everyday amenities, the property also offers excellent transport links into Bolton town centre, Bury, and the wider motorway network, making it ideal for commuters. Viewing is highly recommended through Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: Security entry phone, doors lead to

Open plan lounge dining kitchen:

Lounge area: uPVC double glazed doors open onto a Juliet balcony, 2 radiators.

Kitchen: uPVC double glazed window rear aspect, fitted wall and base units with complementary work surfaces and tiled splashbacks built-in oven and grill, four ring gas burner hob, concealed extractor hood above, recess display lighting beneath the wall units, stainless steel sink unit with mixer tap, space for a washing machine and a fridge freezer.

Bedroom 1: uPVC double glazed window front aspect, radiator below, partial wood panelling.

Bedroom 2: uPVC double glazed window front aspect, radiator below.

Bathroom: Matching white suite comprising, enclosed bath with mixer tap and a shower above, close coupled WC, wash basin with mixer tap, part tiling to the walls, tiled floor, radiator, extractor fan.

Outside: There are communal areas and hallway. Rear there is a carpark and an allocated parking space (number 5).

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 research indicates the property is leasehold, 814 years remaining from 26th October 2006

Council tax: Cardwells estate agents research indicates the property is band A £1600

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

Conservation area: Cardwells estate agents research indicates the property is not in a conservation area.

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