



Calder Road, Great Lever, Bolton, BL3 3DG

Offers in the Region Of £129,950

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! NEW CARPETS, DECOR AND KITCHEN INSTALLED RECENTLY! A well presented 2 bedroom mid terraced home located on Calder Road in the Great Lever area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance lobby, a spacious lounge with a feature living flame effect electric fire and surround, a brand new, open plan, fully fitted kitchen including an integrated gas hob, oven and a chrome extractor hood, an open plan dining area with space for a good sized dining table and chairs, and a low maintenance rear yard with space to park a car off road if required. To the upper floor you will find 2 double sized bedrooms and a modern Family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a mixer shower over the bath. Comes with double glazed windows throughout. Warmed by an almost brand new combi boiler (only 12 months old). Leasehold property with 855 years left on the lease. 3 pounds per annum ground rent. EPC is Band C.



ACCOMMODATION

Entrance Lobby 4' 3" x 4' 7" (1.3m x 1.4m)

A small entrance lobby to the front of the property.

Lounge 14' 6" x 11' 7" (4.42m x 3.52m)

A spacious lounge with a feature living flame effect electric fire and surround. Recently re-painted in white with a brand new carpet in grey. Plenty of space for modern furniture to fit easily. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

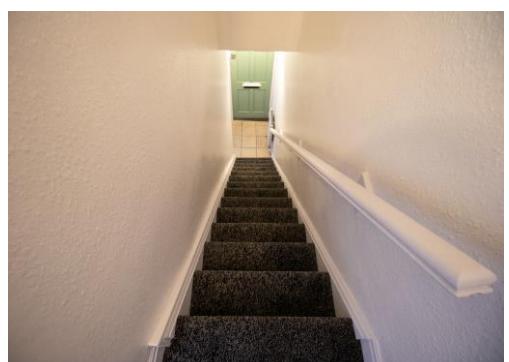


Kitchen 10' 9" x 8' 4" (3.28m x 2.55m)

A brand new fully fitted kitchen in grey, including an integrated gas hob, oven and a chrome extractor hood. Recently re-painted in white with a grey vinyl floor. A double glazed window and entrance door are fitted to the rear aspect. Warmed by a gas central heated radiator.

Dining area 10' 8" x 7' 0" (3.25m x 2.13m)

An open plan dining area, adjacent to the kitchen. Recently re-painted in white, with a brand new carpet in grey. Space for a good sized dining table and chairs. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



Rear Yard 19' 11" x 15' 6" (6.07m x 4.72m)

A low maintenance yard to the rear. Space to park one vehicle off road if required.

Master bedroom 14' 5" x 14' 9" (4.40m x 4.5m)

A spacious double sized Master bedroom to the front of the property. Recently re-painted in white with a brand new carpet in grey. Space for fitted or free standing wardrobes. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.



Bedroom 2 10' 6" x 8' 6" (3.2m x 2.58m)

A second double sized bedroom to the rear of the property. Recently re-painted in white with a brand new carpet in grey. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Family Bathroom 8' 4" x 6' 4" (2.53m x 1.94m)

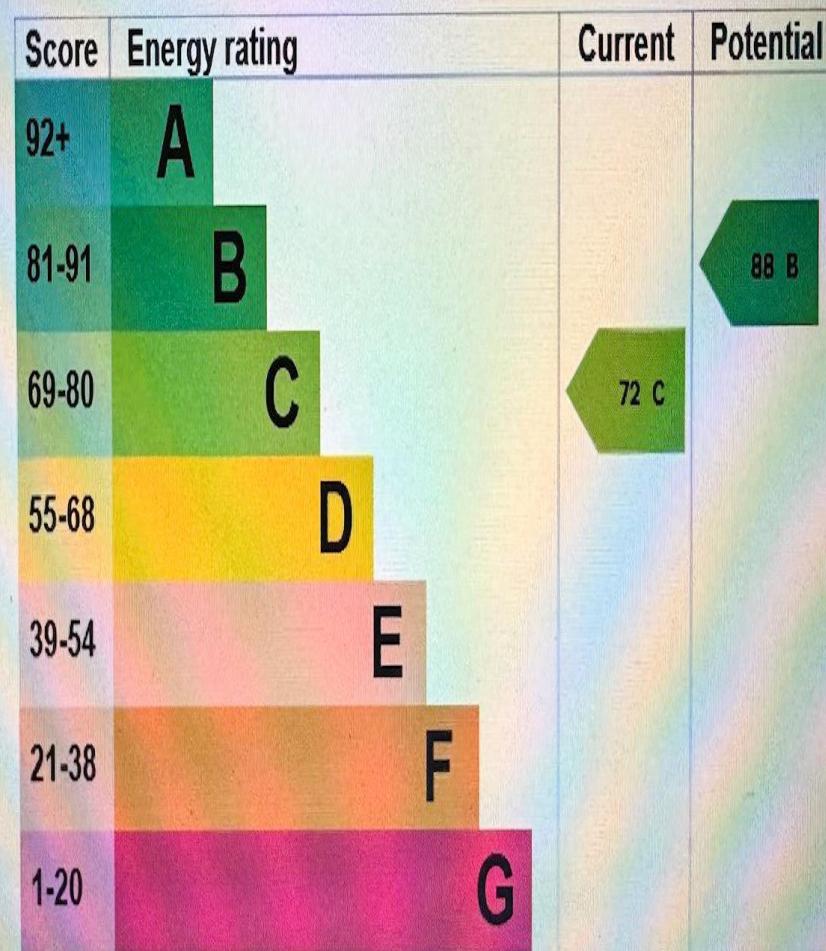
A modern family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a mixer shower over the bath. Fully tiled walls with a grey coloured vinyl floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

