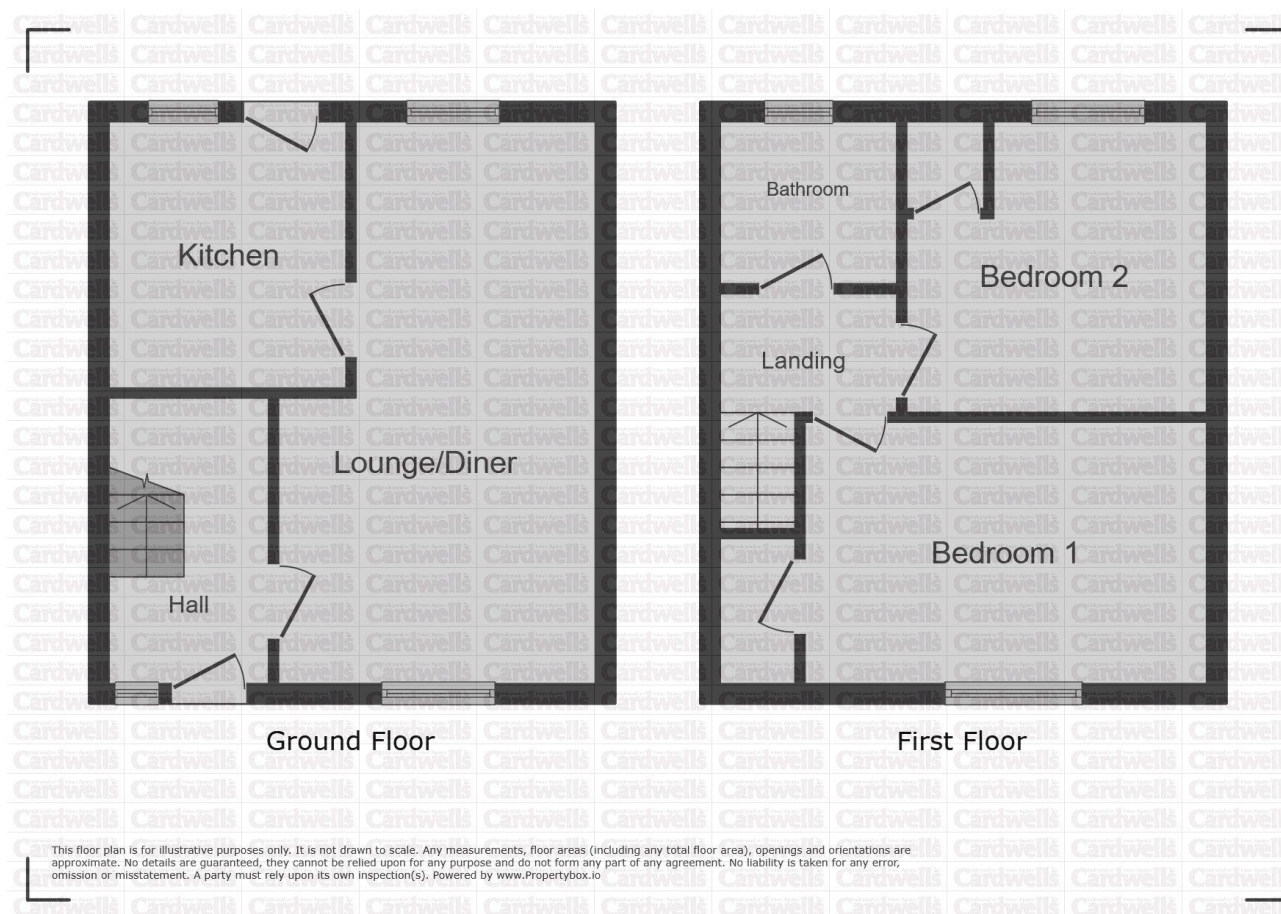




Independent Estate Agents Cardwells

www.cardwells.co.uk

THIRD AVENUE, LITTLE LEVER, BL3 1DL



- Two bedroom and terrace property
- Reception hallway/through lounge diner
- Landing/two double bedrooms
- Three piece family bathroom suite
- Gardens to front and rear/nearby parking
- Warmed by gas ch/upvc double glazed
- Requires modernisation to taste, no chain
- Close to highly regarded local schools



£115,000

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



Cardwells Estate Agents Bolton offer to the market this two bed end terrace property on Third Avenue in Little Lever, which offers everything you need for day to day life including: Tesco superstore, post office, local cafes, takeaways, pharmacies, doctor surgeries, barbers, salons, convenience stores and a local community centre. Ideal for first time buyers, young families or anyone looking to settle in a friendly, well connected community approximately 10 minutes walk away from the village centre, excellent transport links Including approximately a 10 minute drive to Bolton Town Centre, a 30 minute drive approximately to Manchester with the M60 and M61 motorway networks nearby, outdoor pursuits including Moses Gate Country Park, highly regarded local schools including Mayfield Primary School, Mytham Primary School, Saint Teresa's RC Junior School and Little Lever Modern Secondary all within the catchment area. The property would benefit from a cosmetic upgrade and briefly comprises: canopy storm porch, uPVC entrance door, reception hallway, through diner which is flooded with natural light, basic fitted kitchen, landing, two double bedrooms and a three piece family suite. To the outside are gardens to both front and rear with readily available off road residents parking close by. 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. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway: 11' 2" x 5' 11" (3.40m x 1.80m) Canopy storm porch, uPVC entrance door into the hallway with frosted uPVC double glazed window, wall mounted radiator, staircase to the landing.

Through lounge diner: 19' 4" x 11' 2" (5.89m x 3.40m) Two uPVC double glazed windows, two wall mounted radiators, timber door giving access to:

Kitchen: 9' 2" x 8' 2" (2.79m x 2.49m) Basic fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, worktops, oven, four ring gas hob with extractor above, tiled splash backs, uPVC double glazed window, uPVC door giving access to the garden.

Landing: 4' 2" x 6' 2" (1.27m x 1.88m) Loft access point.

Bedroom One: 9' 0" x 13' 10" (2.74m x 4.21m) Built in storage cupboard, uPVC double glazed window, wall mounted radiator.

Bedroom Two: 10' 0" x 10' 10" (3.05m x 3.30m) uPVC double glazed window, cupboard housing the gas combination boiler, wall mounted radiator.

Bathroom: 5' 7" x 6' 1" (1.70m x 1.85m) Three piece suite comprising Wc, pedestal wash basin, bath with electric shower and fitted curtain, wall tiling into the majority, uPVC double glazed window frosted, wall mounted radiator.

Outside: Gardens to both front and rear with nearby off road residents parking.

Tenure: Cardwells Estate Agents Bolton pre market research shows that the property is of a Freehold tenure.

Flood risk information: Cardwells Estate Agents Bolton pre market research indicates that the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton pre market research indicates that the property is not in a conservation area.

Council Tax: Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band A and the current cost is approximately £1,594.00 per annum payable to Bolton council.

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. A walk through viewing video is available to watch in the first instance.

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

