



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
Cardwells Est. 1982

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ELM ROAD, LITTLE LEVER, BL3 1JL



- Lovely views to the rear
- Two double bedrooms
- Generous kitchen/diner
- Pretty front grdn, enclosed rear grdn
- Separate wc and bathroom
- UPVC DG, sold with no chain delay
- Popular Little Lever Village location
- Close to superb everyday amenities



£160,000

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Enjoying a wonderful view to the rear and sold with no further upward chain delay is this two bedroom semi detached. Situated in the heart of Little Lever Village, the excellent every day amenities including schools, shops, medical facilities, restaurants and easy access to superb transport links are all within easy reach. The accommodation on offer briefly comprises: reception hallway, WC room, bathroom, living room, generous kitchen/diner, first floor landing, two good bedrooms. Externally there is a pretty front garden and an easy maintenance rear garden. The property benefits from uPVC double glazing, fitted blinds, neutral decorations they may well offer scope to be updated to your own tastes and specifications. In the first instance there is a walk through viewing video available to watch and then a private viewing 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:

Reception hallway: 9' 9" x 5' 2" (2.962m x 1.564m) Measured at maximum points. uPVC double glazed entrance door, radiator.

WC/washroom: 5' 1" x 2' 3" (1.554m x 0.696m) WC, uPVC window, ceramic wall and floor tiling

Bathroom: 5' 5" x 5' 1" (1.660m x 1.550m) A two-piece bathroom suite comprising wash hand basin with storage space below and bath with electric shower over, ceramic wall tiling, uPVC window with fitted blinds, radiator.

Living room: 16' 2" x 11' 10" (4.938m x 3.612m) A generously proportioned room a full width of the property with uPVC window to the front with fitted blinds, radiator, feature fireplace, quality flooring.

Kitchen diner: 13' 10" x 10' 7" (4.208m x 3.223m) Measured at maximum points. A professionally fitted kitchen with a generous range of matching: drawers, base and wall cabinets, double oven/grill, electric hob with extractor over, under stairs storage space, dining space, uPVC window enjoying the view over the rear garden, uPVC rear entrance door.

First floor landing: Loft access point.

Bedroom 1: 16' 3" x 13' 0" (4.945m x 3.950m) Measured at maximum points into the fitted wardrobes over the bulkhead of the stairs, an excellent range of fitted wardrobes to 2 walls, large uPVC window to the front with fitted blinds, radiator, wood laminate flooring.

Bedroom 2: 16' 3" x 11' 0" (4.950m x 3.361m) Measure of maximum points into the fitted wardrobes over the bulkhead of the stairs, uPVC window to the rear which enjoys the lovely views, fitted blinds, superb fitted wardrobe/storage space to 2 walls, radiator, wood laminate flooring.

Rear garden: The rear garden is fully enclosed and designed with easy maintenance in mind being predominantly flagged, there is a brick storage building.

Front garden: The front garden is fully enclosed and has been stylishly landscaped with a central lawn area boarded with golden gravel And occasional ornamental trees and shrubs.

Chain details: The property is offered for sale with no further upward chain delay.

Plot size: The overall approximate plot size is around 0.04 of an acre.

Tenure: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is Leasehold enjoying a term of around 999 years from the 7th January 1981. We are advised the ground rent is £15 per annum.

Council tax: The property is located in the borough of Bolton and the Council tax band rating is A with an approximate annual cost of around £1,511.

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.

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 at your convenience

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

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