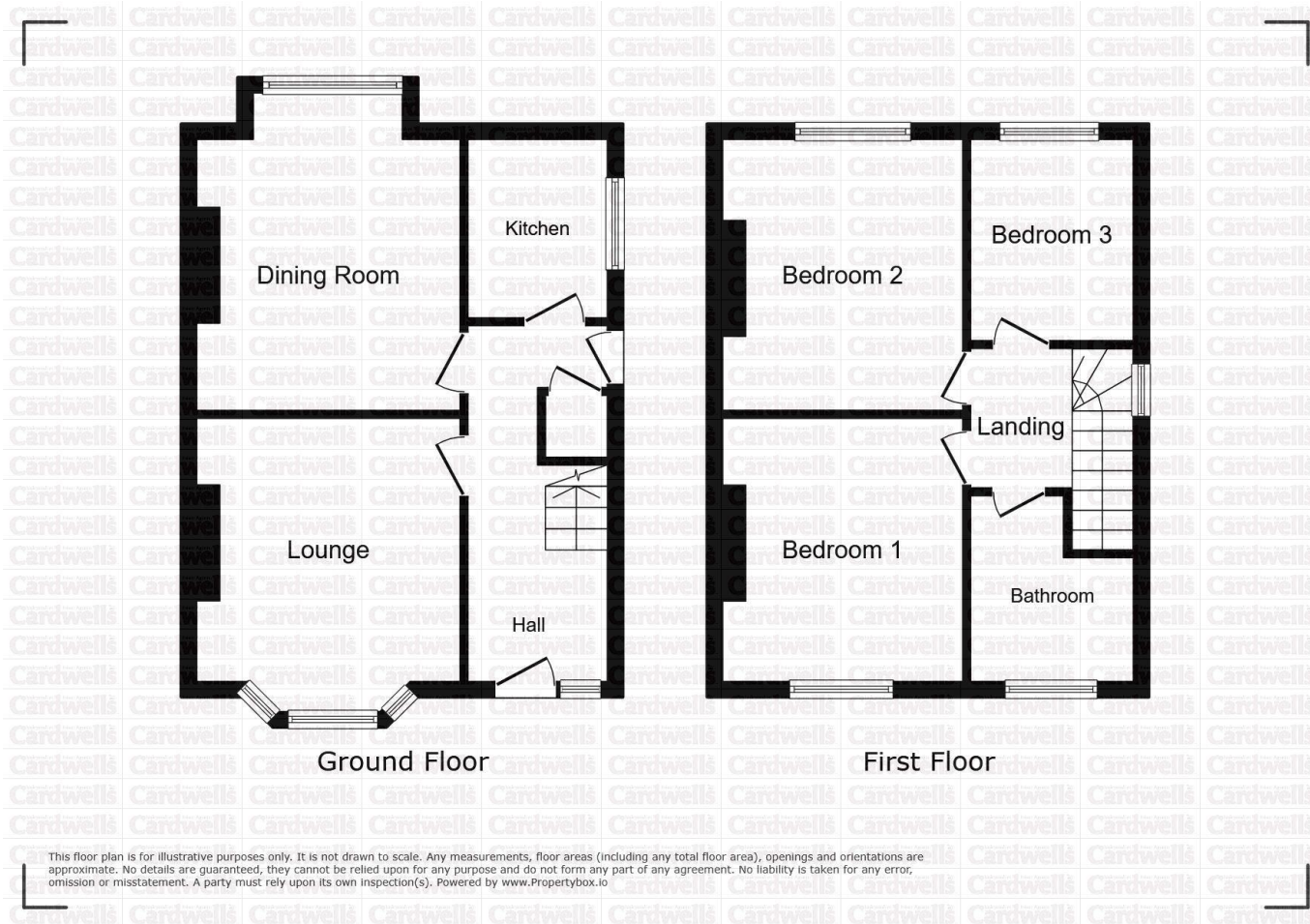




RISHTON AVENUE, GREAT LEVER, BL3 2EW



- Semi detached property
- Three bedrooms
- Two reception rooms
- Close to green open spaces
- No onward chain delay
- Gardens to front and rear
- Popular location
- Early viewing advised



Offers Over £195,000

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
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Incorporating: Wright Dickson & Catlow, WDC Estates



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This three bedroom, semi detached property is located in a well regarded area of Great Lever and is available with no onward chain delay. The accommodation would benefit from some upgrading and currently comprises: entrance hall, lounge, dining room, kitchen, two double bedrooms and a single plus bathroom with three-piece suite. Externally the property enjoys gardens to both front and rear. Early viewing of this property is advised and can be arranged by calling our Cardwells Estate Agents Bolton office on (01204) 381281 or online @cardwells.co.uk or by emailing bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall: 14' 9" x 5' 11" (4.5m x 1.8m) Double glazed door and window to the front elevation. Stairs lead off to the first floor landing. Under stairs store. Radiator.

Lounge: 11' 2" x 11' 2" (3.4m x 3.4m) Double glazed bay window to the front elevation. Radiator

Dining room: 11' 6" x 11' 2" (3.5m x 3.4m) Double glazed bay window to the rear elevation. Electric fire.

Kitchen: 7' 7" x 5' 11" (2.3m x 1.8m) Double glazed window to the side elevation. Base and wall mounted cabinets. Inset sink and drainer. Electric cooker. Plumbed for washing machine. Radiator.

First floor landing: Double glazed window to the side elevation. Stairs lead off the hall to the first floor landing. Loft access.

Bedroom 1: 11' 2" x 10' 2" (3.4m x 3.1m) Double glazed window to the front elevation

Bedroom 2: 11' 6" x 10' 2" (3.5m x 3.1m) Double glazed window to the rear elevation. Central heating boiler. Radiator.

Bedroom 3: 8' 10" x 6' 11" (2.7m x 2.1m) Double glazed window to the rear elevation.

Bathroom: 6' 11" x 5' 3" (2.1m x 1.6m) Double glazed window to the front elevation. Three-piece suite comprising bath with shower and screen over, pedestal wash hand basin and close coupled WC. Radiator.

Outside: The front of the property has a footpath leading to the front door and passed the garden area which is laid mainly to lawn and has shrub borders. The rear garden is also laid mainly to lawn with mature hedge borders. There is a double garage to the rear shared with the neighbour, with half belonging to the property. Vehicle access to the garage is by permission from the neighbour to use their driveway.

Viewings: Please contact Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is leasehold. 999 years from 1 May 1932

Total Floor Area: Cardwells estate agents Bolton research indicates the property is 77 square metres.

Council tax: Cardwells estate agents Bolton research indicates the property is band B £1866 per annum

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

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

Total area: Cardwells estate agents Bolton research indicates the property is

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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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 Estate Agents Bolton 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

