



Independent Estate Agents
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EDINBURGH ROAD, LITTLE LEVER, BL3 1TG



- Stunning two bed semi detached bungalow
- Fully refurbished/turn key condition
- Reception hallway/lounge/2 bedrooms
- Very well appointed dining kitchen
- Contemporary three piece bathroom suite
- 2 double bedrooms/block paved driveway
- Beautiful low maintenance rear garden
- Close to the village/excellent amenities



£220,000

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

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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.



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Cardwells Estate Agents Bolton are delighted to offer to the market this fully refurbished two double bed semi detached bungalow on Edinburgh Road in Little Lever. In close proximity to the village and all its highly sought after amenities, popular bars and restaurants, local nurseries and schools with fabulous transport links all on the doorstep. Our clients have completely re-modelled the interior which now offers beautiful living accommodation in turn key condition with accommodation of approximately 61m2 and briefly comprises: Composite entrance door, reception hallway, lounge with wall mounted feature electric fire, a stunning dining kitchen with integrated appliances and double doors giving access to the rear, two double bedrooms and a three piece contemporary family bathroom suite. To the outside is a block paved driveway and lawn to the front and to the rear is a beautiful low maintenance garden split into a patio and lawn area. A personal inspection comes with our highest recommendations to appreciate all this fabulous property has to offer and this can easily be arranged by ringing Cardwells Estate Agents Bolton, seven days a week on 01204 381281 or via email at bolton@cardwells.co.uk. In the first instance there is an online walk through video for your perusal.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall: 10' 1" x 9' 7" (3.07m x 2.92m) Composite entrance door into the hallway with built in storage cupboard housing the electrics.

Lounge: 16' 6" x 11' 0" (5.03m x 3.35m) Feature wall mounted electric fire, uPVC double glazed window, wall mounted radiator.

Dining kitchen: 14' 0" x 9' 5" (4.26m x 2.87m) Very well appointed professionally fitted kitchen comprising sink unit with mixer tap over, base and wall units, worktops with matching splash backs, integrated fridge freezer, washing machine and dishwasher, fan assisted electric oven, four ring hob with extractor above, double uPVC doors giving access to the rear, wall mounted radiator.

Bedroom One: 10' 7" x 11' 3" (3.22m x 3.43m) uPVC double glazed window, wall mounted radiator.

Bedroom Two: 10' 0" x 9' 4" (3.05m x 2.84m) uPVC double glazed window, wall mounted radiator.

Bathroom: 6' 3" x 5' 10" (1.90m x 1.78m) Contemporary three piece suite comprising Wc, wall mounted wash basin, walk in shower cubicle, full wall tiling, ceiling spotlights, frosted uPVC double glazed window, wall mounted radiator.

Outside: Block paved driveway and lawn to the front and to the rear is a beautiful low maintenance garden split into a patio area and lawn.

Approx Floor Area: The overall approximate floor area is around 61 square metres.

Plot Size: Cardwells Estate Agents Bolton pre market research indicates that the plot size is approximately 61m2.

Tenure: Cardwells Estate Agents Bolton pre market research indicates that the property is of a Leasehold Tenure, 999 years from May 1972.

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 B and the current cost is approximately £1,860.00 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

