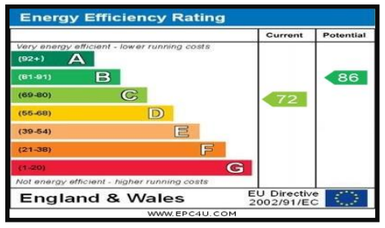







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io




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# PARKFIELD ROAD, GREAT LEVER, BL3 2BG



- Extended brick built mid terrace
- Two good size bedrooms
- Bay window lounge
- Fitted kitchen with int appliances
- Utility Room / 2nd kitchen
- Worcester gas combi CH
- Vacant, no upward chain
- Viewing video to watch







## Offers in the Region Of £170,000

**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



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.

An extended two bedroom brick built mid terrace home offered for sale with early vacant possession and no further upward chain delay. Situated in a consistently popular residential area, locally there are popular schools, shops, houses of worship, restaurants, easy access to countryside, close to the town centre and close to both motorway and railway networks. The accommodation on offer is a roundabout 925 ft.² of accommodation of two levels which briefly comprises: entrance vestibule, bay window living room, fitted kitchen with integrated dishwasher, fridge freezer and double oven/grill, a generously sized utility room which may be just a suitable as a second kitchen, first floor landing, fitted master bedroom, bedroom two and white bathroom suite. Externally, there are garden areas to the front and the rear. The property benefits from a Worcester gas combination central heating boiler, the majority is UPVC double glazed and the property is sold with no further upward chain delay, so it is hoped that a prompt completion can be arranged once the sale is agreed. There really is a great deal to admire and a viewing is highly recommended, in the first instance there is a walk-through viewing video available to watch, and then 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.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Approximate floor area:** The overall approximate floor area is around 925 square feet / 86 square meters.

**Entrance vestibule:** 3' 5" x 2' 11" (1.031m x 0.879m) Entrance door single glazed window and single glazed window above.

**Living Room:** 15' 8" x 15' 0" (4.765m x 4.571m) Measured at maximum points into the UPVC bay window, stylish fireplace with marble hearth and electric fire, feature wallpaper to one wall, decoratively refreshed in the summer of 2026, radiator, wood laminate flooring.

**Kitchen/diner:** 15' 1" x 12' 9" (4.595m x 3.895m) A professionally fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, integrated: fridge/freezer, dishwasher, electric hub with extractor over and double oven/grill, radiator, circular bowl sink and drainer with mixer tap over, UPVC window with fitted blinds, spotlighting.

**Utility Room:** 12' 3" x 6' 10" (3.741m x 2.079m) Professionally fitted utility room which may well serve as a second kitchen, stainless steel single bowl sink and drainer, a super range of matching: drawers base and wall cabinets, space for the washing machine, wall mounted Worcester boiler, UPVC windows to the side and the rear, UPVC rear entrance door, ceramic tile floor.

**Landing:** 14' 11" x 5' 5" (4.545m x 1.660m) Measured at maximum points, neutral decorations, spotlighting.

**Bedroom One:** 14' 11" x 11' 7" (4.545m x 3.531m) Professionally fitted bedroom furniture providing: wardrobes, drawers, bedside cabinets and bridging cabinets, radiator, UPVC window to the front, neutral decorations.

**Bedroom Two:** 12' 10" x 7' 1" (3.921m x 2.167m) UPVC window to the rear, radiator, neutral decorations.

**Bathroom:** 9' 6" x 7' 5" (2.892m x 2.268m) White three piece bathroom suite comprising: pedestal wash hand basin, dual flush WC and bath with shower over, UPVC window with fitted blinds, radiator.

**Outside:** There is a pretty front garden behind a low-level wall. The rear garden is fully enclosed and is primarily in yard style for easy maintenance and all year round use.

**Plot size.** Cardwells Estate Agents Bolton pre-marketing research indicates that the overall approximate plot sign is around 0.02 of an acre.

**Chain details:** The property is sold with early vacant possession and no further upward chain.

**Tenure:** Cardwells Estate Agents Bolton pre-marketing research indicates that there is both Freehold and leasehold titles associated with this address of the same size. We encourage potential purchasers to liaise with their solicitors to confirm the details. The Leasehold title enjoys a term of 999 years from the 1st of November 1905. and we are awaiting confirmation of the ground rent, if indeed applicable, our client divides us that the ground rent is not thought to be higher than approximately £5 per annum.

**Bolton Council Tax:** The property is located in the borough of Bolton and the Council tax band rating A, with an approximate annual cost for the year of £1,600.

**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 of letting a property 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

**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













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