



Independent Estate Agents Est. 1982
Cardwells™

www.cardwells.co.uk

HEREFORD CRESCENT, LITTLE LEVER, BL3 1XQ



- Recently refurbished 3 bed semi detached
- Turn key condition/new kitchen/bathroom
- Warmed by gas ch/uPVC double glazed
- Close to the village/excellent amenities
- Porch/hall/25'5 through lounge diner
- Landing/3 bedrooms/lovely bathroom
- Single garage with up and over door
- Block paved driveway/large rear garden



Offers in Excess of £250,000

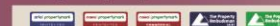
BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

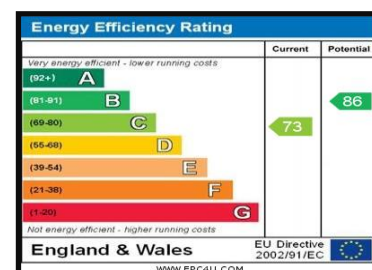
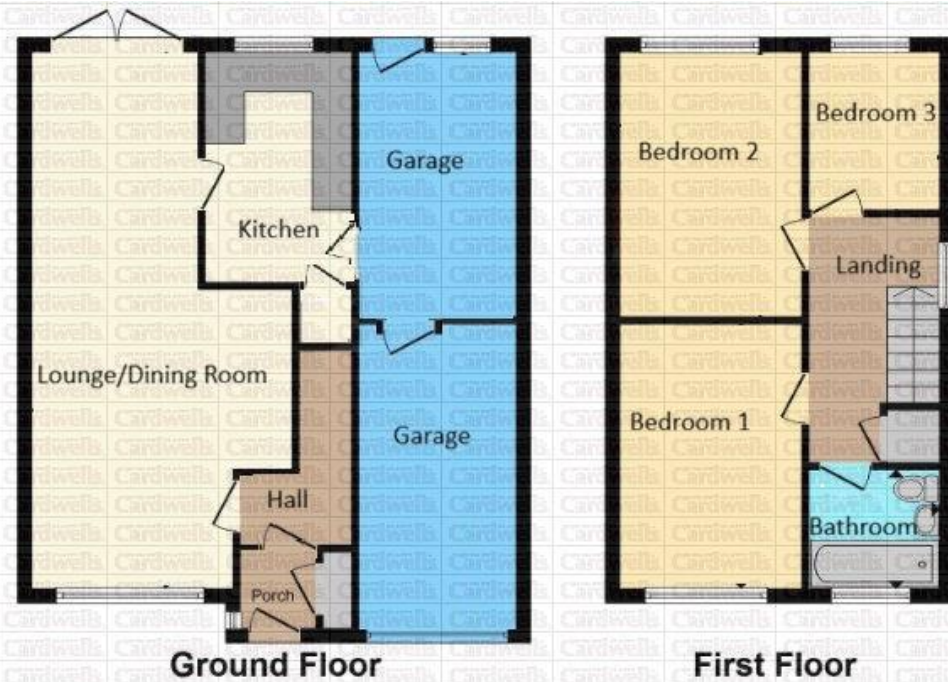
LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk



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.



Independent Estate Agents Est. 1982
Cardwells

Cardwells Estate Agents Bolton offer to the market this recently refurbished three bed semi detached property on the ever popular Hereford Crescent in Little Lever. In close proximity to the village and an array of amenities, popular bars and restaurants with highly regarded local nurseries and schools all in the catchment area. The property is literally in turn key condition and offers flexible accommodation of approximately 83 m² which briefly comprises: porch, hall, 25ft through lounge diner, brand new professionally fitted kitchen with a personal door to the garage, landing, three good bedrooms and a very well appointed three piece family bathroom suite. To the outside is a block paved driveway for numerous cars giving access to the garage and there is a large enclosed rear garden with a patio area. Viewings come with our highest recommendations to appreciate all on offer and 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 a walk through video for your perusal.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch: 3' 4" x 3' 4" (1.02m x 1.02m) uPVC door into the porch and a timber door giving access to:

Reception Hallway: 5' 2" x 4' 11" (1.57m x 1.50m) Staircase to the upper landing, wall mounted radiator.

Lounge diner: 25' 5" x 11' 11" (7.74m x 3.63m) uPVC double glazed window, two wall mounted radiator, double doors giving access to the rear garden.

Kitchen: 11' 4" x 8' 0" (3.45m x 2.44m) Professionally fitted kitchen comprising 1 1/2 bowl stainless steel sink unit with mixer tap over, base and wall units, worktops, complementary tiled splash backs, uPVC double glazed window, under stairs storage cupboard, personal door giving access to the garage.

Garage: 28' 7" x 7' 9" (8.71m x 2.36m) Wall mounted gas boiler, plumbing for white goods, timber glazed window, timber door giving access to rear garden.

Landing: 11' 10" x 6' 0" (3.60m x 1.83m) uPVC double glazed window, loft access point, built in airing cupboard.

Bedroom One: 12' 11" x 8' 11" (3.93m x 2.72m) uPVC double glazed window, wall mounted radiator.

Bedroom Two: 12' 10" x 8' 11" (3.91m x 2.72m) uPVC double glazed window, wall mounted radiator.

Bedroom Three: 7' 10" x 6' 6" (2.39m x 1.98m) uPVC double glazed window, wall radiator.

Bathroom: 6' 1" x 5' 10" (1.85m x 1.78m) Very well appointed three piece suite comprising Wc, wash basin on a vanity unit, bath with T bar mixer shower and fitted glass screen, fully aqua boarded walls, frosted uPVC double glazed window, wall mounted radiator.

Outside: Block paved driveway for numerous cars giving access to a single garage. There is a large enclosed garden to the rear with a patio area.

Approx. Floor Area: Cardwells Estate Agents Bolton pre market research indicates that the plot size is approximately 83m².

Tenure: Cardwells Estate Agents Bolton pre market research indicates that the property is of a Leasehold tenure, 999 years from August 1975.

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.

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.

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

