



HAMEL STREET, GREAT LEVER, BL3 3AR



- Semi detached home
- Two double bedrooms
- Lounge with wood burning stove
- Modern kitchen/dining room
- Low maintenance gardens to the rear
- Driveway parking for two cars
- Gas central heating and double glazing
- Close to local amenities and commuter routes



£165,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Located within a popular area of Great Lever is this well presented semi detached home. Great Lever is well placed for many local amenities, shops, schools, places of worship and commuter links to Bolton, Manchester and beyond. Internally the property is well presented throughout and comprises an entrance hallway, lounge with multi fuel wood burning stove and modern kitchen dining room to the ground floor with two double bedrooms and a three piece bathroom to the first floor. Externally there is driveway parking for two cars to the front with a low maintenance flagged garden to the rear with a path and gate leading to the front. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Ceiling light point, double glazed window to the side, stairs leading to the first floor.

Lounge: 14' 10" x 12' 10" (4.51m x 3.92m) Ceiling light point, double glazed window to the front, radiator, multi fuel wood burning stove.

Kitchen/diner: 16' 3" x 10' 11" (4.96m x 3.33m) Spotlights, double glazed windows to the rear and side, door to the side, range of fitted wall and base units with stainless steel sink with mixer tap and drainer, space for a gas cooker, washing machine, dryer, fridge/freezer, under stairs storage.

Landing: Ceiling light point, double glazed window to the side, loft access which is partially boarded.

Bedroom One: 14' 9" x 12' 10" (4.50m x 3.92m) Ceiling light point, storage cupboard, double glazed window to the front, radiator.

Bedroom Two: 7' 8" x 8' 9" (2.33m x 2.66m) Ceiling light point, double glazed window to the rear, radiator.

Bathroom: 7' 3" x 7' 2" (2.21m x 2.18m) Ceiling light point, double glazed window to the rear, storage cupboard, three piece suite incorporating a wc, pedestal sink, panelled bath with shower above, radiator, tiled splashback to the walls.

Externally: To the front of the property there is driveway parking for two cars with a low maintenance flagged garden to the rear with a path and gate leading to the front.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.04 acres

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

Council Tax: Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1511

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

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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

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