



Independent Estate Agents  
**Cardwells** Est. 1982

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**PARK ROAD, LITTLE LEVER, BL3 1DP**



- End terrace, in a row of 4 houses
- Three bedrooms
- Useful attic area
- Modern fitted kitchen
- Open plan lounge / dining
- Modern bathroom suite
- Garden room to rear
- No onward chain delay



**£180,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Located in an area of Little Lever close to the village Centre is this good sized family home in a row of four, available with no onward chain delay and is well presented. Currently comprising entrance hallway, open plan lounge / dining room, fitted breakfast kitchen, three bedrooms and a stylish family bathroom. There is also a useful attic area with skylight windows radiator and storage. Externally to the front of the property there are steps leading down to the front door and a lawned garden area. Low maintenance rear garden with wooden outhouse with lighting. Available with no onward change delay, early viewing of this property is advised and can be arranged by calling our Cardwells Estate Agents Bolton office on (01204) 381281 or emailing [cardwells@bolton.co.uk](mailto:cardwells@bolton.co.uk) or online [cardwells.co.uk](http://cardwells.co.uk).

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Hallway:** 8' 10" x 4' 11" (2.7m x 1.5m) Double glazed windows and door to the front elevation. Stairs lead off to the first floor landing. Door through to the lounge.

**Lounge:** 21' 4" x 10' 10" (6.5m x 3.3m) Double glazed window to the front elevation with double glazed French doors to the rear. Focal fireplace. Radiators x two. Laminate floor.

**Kitchen:** 8' 10" x 16' 5" (2.7m x 5.0m) maximum measurements Double glazed window to the rear elevation. Range of white high gloss base units with contrasting work surfaces and matching wall mounted cabinets. Four burner gas hob. Electric oven. Extractor hood. Inset sink and drainer. Plumbed for washing machine. Space for fridge freezer. Radiator. Under stairs storage.

**First Floor Landing:** Paddle steps lead up to attic area.

**Bedroom One:** 10' 10" x 11' 2" (3.3m x 3.4m) Double glazed window to the front elevation. Range of fitted mirror fronted wardrobes. Over stairs store. Radiator.

**Bedroom Two:** 12' 6" x 6' 7" (3.8m x 2.0m) Double glazed window to the rear elevation. Central heating boiler. Radiator.

**Bedroom Three:** 11' 2" x 5' 11" (3.4m x 1.8m) Double glazed window to the front elevation. Over stair store.

**Bathroom:** 9' 2" x 7' 3" (2.8m x 2.2m) Two double glazed windows to the rear elevation. P shaped bath with shower and screen over. Contemporary vanity sink with storage. Close coupled WC. Chrome heated towel rail. Part tiled elevations. Laminate flooring.

**Attic Area:** 20' 4" x 9' 6" (6.2m x 2.9m) Two skylight Windows. Paddle staircase leads off the first floor landing. Radiator. Eaves storage. Lighting.

**Externally:** The front of the property has steps leading down to the front door and lawned garden area. The rear has a low maintenance garden with wooden outhouse with lighting.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.03 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 £1600

**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.

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

**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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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