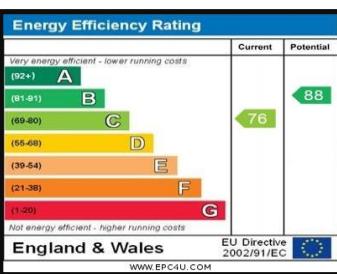


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



## LEVER EDGE LANE, GREAT LEVER, BL3 3LA



- Bay fronted mid terraced house
- No upward chain involved
- 3 bedrooms, lounge/dining room
- Very popular & convenient location
- Spacious accommodation
- Ideal family home
- Good local schools & transport links
- Viewing highly recommended



Offers in the Region Of £185,000

### BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

### 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



Offered for sale with 'no upward chain' this lovely bay fronted, three bedroom mid terrace house, is situated in a very popular and convenient location, close to good schools and transport links. The property has been modernised in recent years, creating an impressive contemporary interior, making this a lovely family home. The accommodation briefly comprises vestibule, entrance hall, lounge and a kitchen dining room. Upstairs there are three bedrooms and a bathroom. Outside there is a block paved garden to the front and an enclosed paved yard to the rear. The property also benefits from UPVC double glazing and gas central heating. 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).

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

**Entrance Vestibule:** UPVC double glazed front door leading to:

**Hallway:** Radiator, staircase to the landing, doors lead to:

**Lounge:** 15' 2" x 11' 5" (4.62m x 3.48m) UPVC double glazed bay window front aspect, radiator.

**Kitchen Diner:** 12' 7" x 14' 8" (3.83m x 4.47m) UPVC double glazed window and door rear aspect, modern fitted wall and base units with complementary work top surfaces, built in oven and grill, stainless steel gas hob, extractor hood above, sink unit with mixer tap, integrated washing machine and tumble dryer, inset spotlights to the ceiling, radiator, built in under stairs storage cupboard.

**Landing:** Radiator, access to the loft, inset spotlights to the ceiling.

**Bedroom 1:** 10' 10" x 15' 0" (3.30m x 4.57m) UPVC double glazed window front aspect, radiator below, fitted wardrobes, inset spotlights to the ceiling.

**Bedroom 2:** 12' 10" x 7' 1" (3.91m x 2.16m) UPVC double glazed window rear aspect, radiator below.

**Bedroom 3:** 12' 8" x 7' 5" (3.86m x 2.26m) UPVC double glazed window rear aspect, radiator below.

**Bathroom:** 7' 9" x 4' 1" (2.36m x 1.24m) White suite comprising, enclosed bath with mixer tap and a shower above, close coupled WC, wash basin with mixer tap in set to a vanity unit, tiled floor, tiling to the walls, chrome plated towel rail, inset spotlights to the ceiling, extractor fan.

**Outside:** There is a block paved garden to the front. There is an enclosed paved yard and a gate gives access to the rear lane.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.02 acres.

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

**Council Tax:** Cardwells estate agents Bolton research shows the property is band A annual charges of £1432.

**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)

**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

