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**SETTLE STREET, LITTLE LEVER, BL3 1LE**



- Very well presented three bed end terrace
- Freehold tenure/no upward chain!
- Warmed by gas CH, UPVC double glazed
- In close proximity to the village
- Vestibule/lounge/dining kitchen
- Landing/3 good bedrooms/family bathroom
- Well maintained gardens to front and rear
- Highly regarded local schools/nurseries



**Offers in the Region Of £170,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [bolton@cardwells.co.uk](mailto: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](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)



Offered to the market with no upward chain is this very well presented freehold three bed end terrace on Settle Street. We feel the property will be a particular interest to first time buyers and families alike. Situated in close proximity to the village with highly regarded local nurseries, schools, bars and restaurants, amenities and excellent transport links all within close proximity. Ideal location for country walks at nearby Ladyshore Woods. Briefly comprising: Vestibule, lounge, dining kitchen, landing, three good bedrooms and a well appointed family bathroom suite. To the outside are well maintained gardens to both front and rear which is a natural sun trap and readily available on street parking. Warmed by gas central heating and UPVC double glazed throughout, viewings are available seven days a week by ringing Cardwells Estate Agents Bolton on 01204 381281 or via email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) . Please watch the online walk through video prior to booking your appointment.

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

**Entrance vestibule** Skylights, fitted carpets, timber door giving access to.

**Lounge** 17' 4" x 15' 5" (5.28m x 4.70m) Ornamental feature fireplace and surround, quality wooden flooring, spindled staircase to the landing, UPVC double glazed window, wall mounted radiator.



**Dining kitchen** 15' 5" x 7' 6" (4.70m x 2.28m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, space for white goods, freestanding electric oven, wall mounted gas boiler, quality fitted wooden flooring, UPVC double glazed window, timber and glass door giving access to the rear garden.



**Landing** 5' 0" x 11' 0" (1.52m x 3.35m) Fitted carpets, wall mounted radiator, loft access point.

**Bedroom One** 11' 10" x 15' 5" (3.60m x 4.70m) Fitted carpets, UPVC double glazed window, wall mounted radiator.

**Bedroom Two** 10' 3" x 8' 2" (3.12m x 2.49m) Fitted carpets, UPVC double glazed window, wall mounted radiator.

**Bedroom Three** 9' 2" x 6' 10" (2.79m x 2.08m) Fitted carpets, UPVC double glazed window, wall mounted radiator.

**Family Bathroom** 9' 0" x 5' 6" (2.74m x 1.68m) At widest point, three piece suite comprising WC, pedestal wash basin, bath with electric shower and fitted glass screen, floor and wall tiling, wall mounted heated towel rail.



**Externally** Outside offers readily available on street parking and a pretty front garden and to the rear is a good size enclosed garden with lawn and patio area.

**Council Tax Band** Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band A and the current cost is £1359.24 per annum payable to Bolton council.

**Plot Size** Cardwells Estate Agents Bolton pre market research indicates that the plot size is approximately 0.03 of an acre.

**Flood Risk Information** Cardwells Estate Agents Bolton pre market research indicates that the property is in a very low flood risk area

**Tenure** Cardwell Estate Agents Bolton pre market research indicates that the property is of a freehold tenure.

**Conservation Area** Cardwells Estate Agents Bolton pre market research advises 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

**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 Letting Agents Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Letting Agents Bolton 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 Letting Agents Bolton 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

