



Independent Estate Agents **Cardwells** Est. 1982

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NANDYWELL, LITTLE LEVER, BL3 1JU



- Lovely corner plot 3 bed semi detached
- Reception hallway/downstairs shower room
- Landing/3 beds/family bathroom
- Corner plot gardens/double driveway
- Warmed by gas ch/Upvc double glazed
- Close to the village centre
- Added advantage of Freehold tenure
- Lounge/contemporary high gloss kitchen



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epca.gov.uk			



£220,000

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

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11 Institute St, Bolton, BL1 1PZ
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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.

Cardwells Estate Agents Bolton are delighted to bring to market this fantastic three bedroom, Freehold semi detached corner plot property on the ever popular Nandywell in Little Lever. Situated close to the village and all its highly regarded amenities, popular bars and restaurants, transport links with local nurseries and schools all within the catchment area. Briefly comprising: Reception hallway, lounge, contemporary high gloss kitchen, downstairs shower room and storage area, landing, 3 good bedrooms and a family bathroom suite. To the outside are very well maintained gardens to front and rear and double driveway parking. Viewings can easily be arranged, 7 days a week by ringing Cardwells Estate Agents Bolton on 01204 381281 or via email at bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception Hallway: 11' 2" x 6' 0" (3.40m x 1.83m) uPVC double glazed window, turning staircase to the landing, understairs storage cupboard, wall mounted radiator.

Lounge: 11' 2" x 14' 9" (3.40m x 4.49m) uPVC double glazed window, wall mounted radiator.

Downstairs Shower Room: 6' 5" x 4' 7" (1.95m x 1.40m) Three piece suite comprising WC, pedestal wash basin, corner shower cubicle, frosted uPVC double glazed window, wall mounted heated towel rail.

Kitchen: 10' 3" x 20' 10" (3.12m x 6.35m) Contemporary base and wall units, worktops, oven, hob with extractor above, 2 uPVC double glazed windows, uPVC door to the garden.

Bedroom One: 10' 3" x 13' 1" (3.12m x 3.98m) uPVC double glazed window, wall mounted radiator

Bedroom Two: 11' 2" x 12' 0" (3.40m x 3.65m) uPVC double glazed window, wall mounted radiator

Bedroom Three: 6' 1" x 8' 0" (1.85m x 2.44m) uPVC double glazed window, wall mounted radiator.

Bathroom: Three piece suite comprising WC, pedestal wash basin, bath with mixer shower attachment and fitted curtain. Frosted uPVC double glazed window.

Outside: To the outside are very well maintained gardens to front and rear and double driveway parking.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.08 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 £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.

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.

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

