

RICHELIEU STREET, GREAT LEVER, BL3 2AY



- Three bedroom end terrace
- Well presented throughout
- Consistently popular location
- Modern Worcester gas C.H boiler
- uPVC D.G, no upward chain delay
- Useful storage building to the side
- Astroturf rear garden
- Gated driveway for motorbikes etc



Offers Over £160,000

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

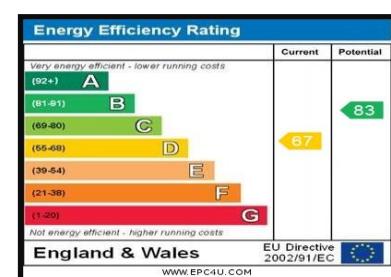
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LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

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Offered for sale with no further upward chain delay is this three bedroom end Terrace positioned in a consistently popular residential location ideally placed for easy access to Bolton Town Centre, the motorway network via the M61, the Royal Bolton Hospital, houses of worship, and some beautiful countryside. The accommodation on offer briefly comprises: Living room, kitchen/diner with white fitted kitchen, first floor landing, three bedrooms and a white shower room suite. Externally there are Astroturf rear gardens with elevated flowerbeds and gated driveway parking perhaps suitable for motorbike access, in addition there is a generous storage building to the side. This wonderful property is offered for sale with no further upward chain delay, UPVC double glazing and a modern Worcester gas combination central heating boiler in place. Viewing comes with our highest recommend recommendations, and in the first instance there is a walk-through viewing video available to watch before a personal viewing appointment can be arranged by calling: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Floor area. The overall approximate floor area is around 70 square meters / 753 square feet.

Living Room: 15' 2" x 14' 2" (4.614m x 4.318m) UPVC window to the front, radiator, neutral decorations, quality flooring.

Kitchen: 11' 6" x 14' 2" (3.493m x 4.311m) A white fitted kitchen with a range of matching base and wall cabinets, oven/grill, gas hob with extractor over, stainless steel sink and drainer with mixer tap over, 2 UPVC windows to the rear, one UPVC window to the side, radiator, UPVC double glazed rear entrance door, wall mounted Worcester gas central heating boiler, stairs off to the first floor.

First Floor Landing: 10' 9" x 2' 8" (3.268m x 0.810m) Built-in storage space, neutral decorations, quality carpeting.

Master Bedroom: 14' 2" x 10' 2" (4.317m x 3.103m) UPVC window to the front, radiator, neutral decorations, quality carpeting.

Bedroom Two: 9' 2" x 7' 6" (2.784m x 2.297m) This bedroom is accessed via 3/4 steps up from the landing, has a UPVC window to the side, radiator, neutral decorations, quality carpeting and storage space built-in.

Bedroom Three: 8' 8" x 6' 9" (2.633m x 2.053m) UPVC window to the rear, radiator, neutral decorations, quality carpeting.

Shower Room: 6' 11" x 5' 5" (2.119m x 1.649m) A white three-piece shower room suite comprising: dual WC, pedestal wash hand basin and corner shower enclosure with both hand held and overhead shower options, qualities wall and floor tiling, heated towel rail, UPVC window.

Outside: The front garden is set behind a low level brick wall and is paved. The rear garden area is finished with Astroturf for easy maintenance and all year round use. There is a small vehicle access gate to the rear which could perhaps create off-road parking, maybe for motorbikes. Within the rear garden is the access to the generous storage facility to the side of the property.

Plot size: The overall approximate plot size is around 0.03 of an acre.

Chain details: The property is sold with no further upward chain.

Tenure: Cardwells Estate Agents Bolton premarketing research shows that the property is set on a leasehold title, which is at a cost of around £6 a year. We have been advised that the garden area is held on a separate title document, which we understand to be freehold. We have been advised that our selling clients have agreed to purchase the freehold title of the garden area and this is planned to be sold to the buyer as part of the transaction.

Council Tax: The property is situated within the borough of Bolton and as such the council tax is payable to Bolton Council, the council tax band rating is A, which is at an approximate annual price of around £1,511.

Conservation area: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is not within a conservation area.

Flood Risk Information: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is regarded as having a "very low" risk of flooding.

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 01204 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

Thinking of selling or letting in Bolton: 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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 Estate Agents Bolton 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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