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**DUNCOMBE ROAD, GREAT LEVER, BL3 3FE**



- 2 bed property
- Cul-de-sac position
- Ideal first time purchase
- Very popular & convenient
- Close to good amenities
- Lounge, kitchen dining room
- Generous size driveway
- Viewing recommended



**£150,000**

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

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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.

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A two bedroom 'mews' style property situated in a quiet cul-de-sac, close to excellent amenities, including schools, shops, transport links and parks. This area of Great Lever, is very popular with couples and families, making this property an ideal property for first time buyers or people wishing to downsize. The accommodation briefly comprises entrance porch, lounge and a kitchen dining room. Upstairs, there are two good sized bedrooms and a bathroom. Outside there are laid to lawn gardens to the front and rear and a generous sized driveway, which provides ample off-street parking along the side elevation. The property also benefits from double glazing and gas central heating. Viewing is highly recommended through Cardwells Estate Agents agents, Bolton, (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

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

Composite double glazed front door leading to the entrance porch.

#### **Entrance Porch:**

**Lounge:** 14' 1" x 12' 1" (4.29m x 3.68m) Double glazed sliding patio door and a double glazed window to the rear garden aspect, marble fireplace with a wooden mantle surround, open plan spindled staircase, radiator.

**Kitchen Dining Room:** 14' 1" x 8' 6" (4.29m x 2.59m) Two double glazed windows to the front and rear aspect, fitted wall and base units with working surfaces, tiled splashback, inset single drainer sink unit with mixer tap, inset gas burner hob, with a concealed extractor hood above, space for a washing machine and space for an under counter fridge, radiator, built in under stairs, storage cupboard.

**Landing:** Double glazed window to the front aspect, radiator, access to the loft via a pull down ladder, boarded with a light.

**Bedroom One:** 14' 1" x 11' 9" (4.29m x 3.58m) Two double glazed windows to the front and rear aspect, radiator, built-in airing cupboard.

**Bedroom Two:** 10'9" x 7'5" (2.26m x 3.27m) Double glazed window to the rear aspect, radiator below.

**Bathroom:** 6' 6" x 5' 10" (1.98m x 1.78m) Frosted double glazed window to the front aspect, matching suite comprising, enclosed bath with mixer tap, close coupled WC, wash hand basin, radiator, tiled splashback, extractor fan.

**Outside:** To the front there is an open plan laid to lawn garden. A driveway leads along the side elevation with ample off-street parking. The rear garden is enclosed and mainly laid to lawn with a paved patio and a tap to the rear elevation.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.06 acres.

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

**Council Tax:** Cardwells Estate Agents Bolton pre marketing research indicates that the council tax is band B with Bolton Council at an approximate cost of around £1524 per annum.

**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). A walk through viewing video is available to watch in the first instance.

**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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