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PARKFIELD ROAD, GREAT LEVER, BL3 2BE



- 2 double bedroom terrace
- Ideal 1st home or buy to let investment
- Sold fully furnished, table, settees, etc
- uPVC DG, Worcester gas combi C.H
- Easy maintenance gardens
- Black gloss kitchen diner
- 3pc shower room. No upward chain
- Close to Royal Bolton Hospital



Offers in the Region Of £155,000

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 early vacant possession and no further upward chain delay is this two double bedroom terraced property situated in a consistently popular residential location, being ideally placed for easy access to: Bolton town centre, The Royal Bolton Hospital, the motorway network, the railway network, popular schools, houses of worship, shops and easy access to explore the local countryside. The accommodation extends to around 753 ft.² over two levels and briefly comprises: entrance vestibule, living room, kitchen/diner, first floor landing, two double bedrooms and three-piece shower room suite. Externally there are garden areas to the front and the rear. The property benefits from a Worcester gas combination central heating boiler, is uPVC double glazing and is offered for sale complete with all furnishings so may well be ideally suited to move straight in or perhaps even rent out if you are a landlord looking to extend your rental property portfolio. All that is on offer can only be fully appreciated via a viewing. In the first instance a walk-through viewing video is available to watch and then 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:

Approximate floor area: The overall approximate floor area extends to around 753 ft.² with accommodation over two levels.

Entrance Hall: 2' 10" x 2' 10" (0.876m x 0.855m) uPVC double glazed entrance door with stained glass flower detailing, uPVC window above.

Living room: 14' 3" x 14' 1" (4.341m x 4.301m) Measured at maximum points. Stylish central and wall lights, radiator, uPVC window to the front, fitted blinds, quality flooring. The furniture included is: a triple settee, a double settee a single armchair, coffee table and glass corner tv stand/computer desk.

Kitchen diner: 14' 1" x 12' 5" (4.300m x 3.787m) A professionally fitted kitchen finished in a modern gloss black finish with a super range of matching column drawers, base and wall cabinets, stainless steel sink and drainer with mixer tap over, uPVC window overlooking the rear garden complete with fitted blinds, wall mounted Worcester gas combination central heating boiler, radiator, uPVC rear entrance door, ceramic tile floor, dining table and four chairs are included, under the stairs storage space containing the metal box RCD fuse box, stairs off to the first floor.

First floor landing: Loft access point, feature wallpaper to one wall spot lighting.

Bedroom 1: 14' 0" x 10' 6" (4.269m x 3.208m) uPVC window to the front with fitted blinds, radiator, feature wallpaper to one wall, Furniture included: bed, mattress, headboard, quadruple wardrobe with drawers and desk/dressing table.

Bedroom 2: 14' 1" x 9' 5" (4.300m x 2.868m) 2 uPVC windows with fitted blinds, radiator, wood laminate flooring, furniture included: bed, headboard, mattress, wardrobes.

Shower room: 8' 5" x 6' 8" (2.555m x 2.021m) Four steps from the first floor landing lead up to the three-piece shower room suite containing a generously sized curved shower enclosure with electric shower, WC and wash hand basin, matching storage cabinets and mirror, heated towel rail, built-in storage base, ceramic wall tiling.

Rear garden: The rear garden is fully paved and enclosed, designed for easy maintenance and all year-round use.

Front garden: The front garden is set behind a low-level brick wall with wrought iron railings.

Plot size: The overall approximate plot size is around 0.02 of an acre.

Chain details: The property is sold with vacant possession and no further upward chain delay.

Tenure: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is leasehold enjoying a remaining term of around 769 years until the 1st of November 2794, our understanding from our client is that the ground rent is around £5 per annum.

Bolton council tax: The property is located in the borough of Bolton and the Council tax band rating is A with an approximate annual cost of around £1,511

Flood risk information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a "very low" risk of flooding.

Conservation area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within 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. A walk through viewing video is available to watch in the first instance at your convenience.

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

