

MARSH ROAD, LITTLE LEVER, BOLTON, BL3 1RE



- Mid terraced home
- Two good sized bedrooms
- Two reception rooms
- Low maintenance yard to the rear
- Beautifully presented
- Short walk into the Village
- Close to commuter routes and amenities
- Ideal first time buy



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Offers in Excess of £150,000

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Located within the popular area of Little Lever is this beautiful mid terraced property which would be ideal for a young couple or first time buyer. The property is ideally placed for the commuter with Bolton and Bury town centres being a short drive away and having the added bonus of the Metrolink located within Radcliffe. Little Lever village has plenty to offer with shops, schools and cafes all within walking distance. Internally the accommodation is beautifully presented and comprises a lounge, dining room, kitchen and utility to the ground floor with two good sized bedrooms and a three piece bathroom suite to the first floor. Externally the property is pavement fronted with a well maintained enclosed yard to the rear. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Lounge 14' 1" x 4' 4" (4.29m x 1.32m) Ceiling light point, double glazed window to the front, radiator.

email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.



Dining Room 13' 10" x 11' 6" (4.22m x 3.51m) Ceiling light point, radiator, double glazed window to the rear, stairs to the first floor.

Kitchen 10' 10" x 7' 6" (3.31m x 2.28m) Ceiling light point, double glazed window to the side, door to the side, range of fitted wall and base units with space for an electric oven, fridge/freezer, one and a half bowl sink with mixer tap and drainer, laminate effect flooring with tiled splashback to the walls.



Utility room 7' 3" x 3' 10" (2.22m x 1.18m) Ceiling light point, double glazed window to the side, fitted wall and base units with space for a washing machine and dryer, tiled splashback to the walls.

Landing Ceiling light point, loft access.

Bedroom One 13' 11" x 10' 11" (4.25m x 3.33m) Ceiling light point, double glazed window to the front, radiator



Bedroom Two 11' 7" x 7' 6" (3.53m x 2.28m) Ceiling light point, double glazed window to the rear, radiator.

Bathroom 8' 6" x 9' 3" (2.59m x 2.83m) Ceiling light point, double glazed window to the rear, ceramic tiled floor with splashback to the walls, three piece suite incorporating a wc, pedestal sink, panelled bath with mixer tap and electric shower above, wall mounted vertical ladder radiator.

Externally The front of the property is pavement fronted with an enclosed yard to the rear.

Tenure Cardwells Estate Agents Bolton pre marketing research shows that the property is leasehold enjoying a term of 940 years from 29 October 1887 meaning there are around 802 years remaining. We do not have the annual leasehold charge details at the time of writing, but will update this when we have the information. We encourage all interested parties to seek clarification of the Tenure details via their solicitor.

Council Tax The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is A rated which is at an approximate annual cost of £1,511 (at the time of writing).



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

Flood Risk Cardwells Estate Agents Bolton pre-marketing research indicates that the family home is in a position which is regarded as having a "very low" risk of flooding.

Thinking of Selling? If you are thinking of selling a property, perhaps Cardwells Letting 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,

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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