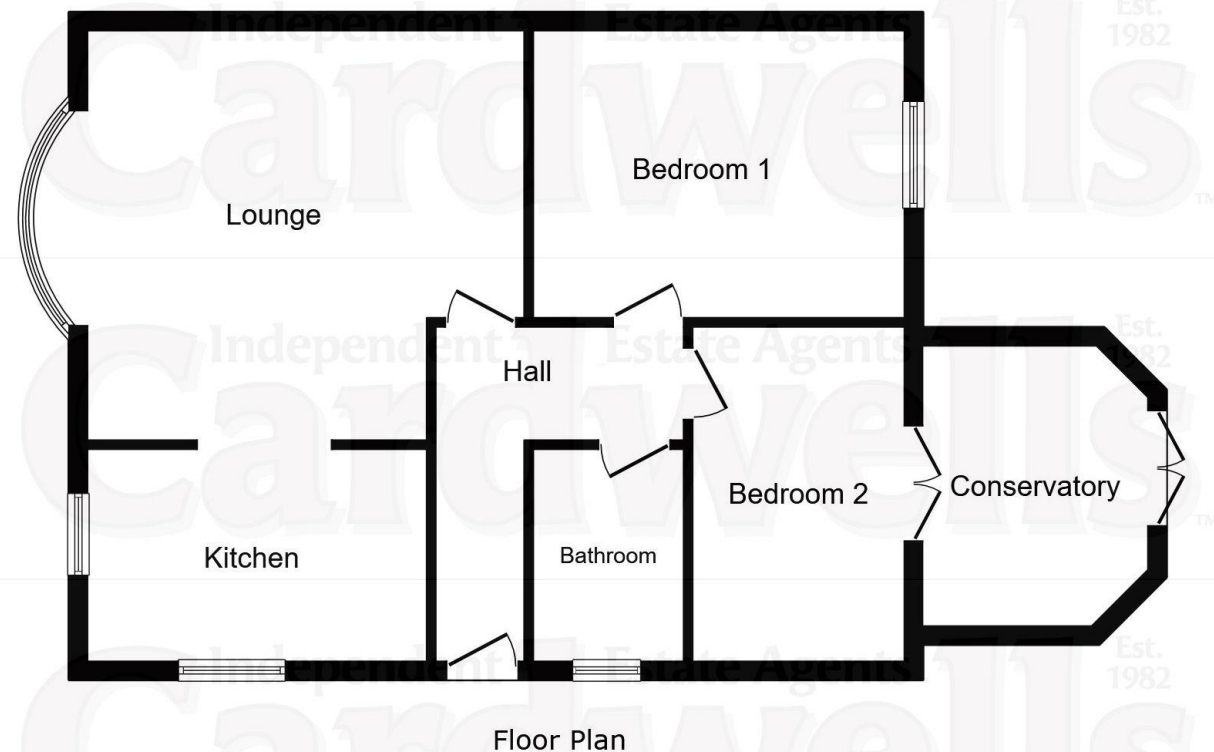


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	94
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



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FENNERS CLOSE, GREAT LEVER, BL3 3EH



- 2 bed bungalow/requires modernisation
- Hall/bay fronted lounge lounge/ftd kitchen
- Two bedrooms/conservatory/wet room
- Warmed by gas C.H/UPVC double glazed
- Quiet cul de sac location
- Drive to the front/large corner plot garden
- Viewings highly recommended
- Wonderful potential/lovely family home



Offers Over £150,000

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

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwell Estate Agents Bolton offered to the market this two bedroom semi detached bungalow on Fenner's Close in Great Lever. Tucked away on a quiet cul de sac yet within close proximity of the areas sought after local nurseries, schools, amenities and excellent transport links. The bungalow requires modernisation to taste and briefly comprises: Hallway, lounge, basic fitted kitchen, two bedrooms, a conservatory and a purpose built wet room. To the outside is driveway parking and a laid to lawn garden to the front and there are large corner plot gardens to the rear. Warmed by gas central heating and uPVC double glazed throughout, viewings can easily be arranged by ringing Cardwells Estate Agents Bolton on 01204 381281 or via email at bolton@cardwells.co.uk. Please watch the online walk through video prior to booking your viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite entrance door giving access to.

Hallway: 9' 5" x 9' 8" (2.87m x 2.94m) Built in storage cupboard, loft access point, wall mounted alarm controlled pad.

Lounge: 10' 5" x 16' 2" (3.17m x 4.92m) uPVC double glazed window, archway way into.

Kitchen: 7' 9" x 9' 5" (2.36m x 2.87m) Basic fitted kitchen comprising stainless steel sink unit, base and wall units, worktops, 2 uPVC double glazed windows, four ring hob with extractor above.

Bedroom 1: 10' 6" x 11' 0" (3.20m x 3.35m) Fitted wardrobes and vanity unit, uPVC double glazed window, wall mounted radiator.

Bedroom 2: 8' 9" x 7' 9" (2.66m x 2.36m) Wall mounted radiator, double uPVC doors giving access to.

Conservatory: 8' 3" x 10' 3" (2.51m x 3.12m) Brick and uPVC build, double doors giving access to the rear garden.

Wet room: 5' 6" x 6' 2" (1.68m x 1.88m) Purpose built wet room comprising WC, pedestal wash basin, shower cubicle, wall tiling to the majority, frosted uPVC double glazed window, wall mounted radiator.

Viewings: Can you please call Cardwells estate agents Bolton to arrange a viewing, 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Outside: To the outside is driveway parking and a garden to the front and there is a large corner plot garden to the rear.

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold, 999 years from 4 May 1988

Council tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1670

Flood risk information: Cardwells estate agents Bolton research shows the property is in a very low risk flood area.

Conservation area: Cardwells estate agents Bolton research shows the property is not in a conservation area.

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

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

