



SETTLE STREET, LITTLE LEVER, BL3 1LE



- Quasi semi detached house
- 2 double bedrooms
- Sought after & convenient location
- Excellent local amenities
- Modern kitchen & bathroom
- Lounge-dining room
- Lovely low maintenance gardens
- Viewing advised



Offers in the Region Of £150,000

BOLTON

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 E: bolton@cardwells.co.uk

BURY

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LETTINGS & MANAGEMENT

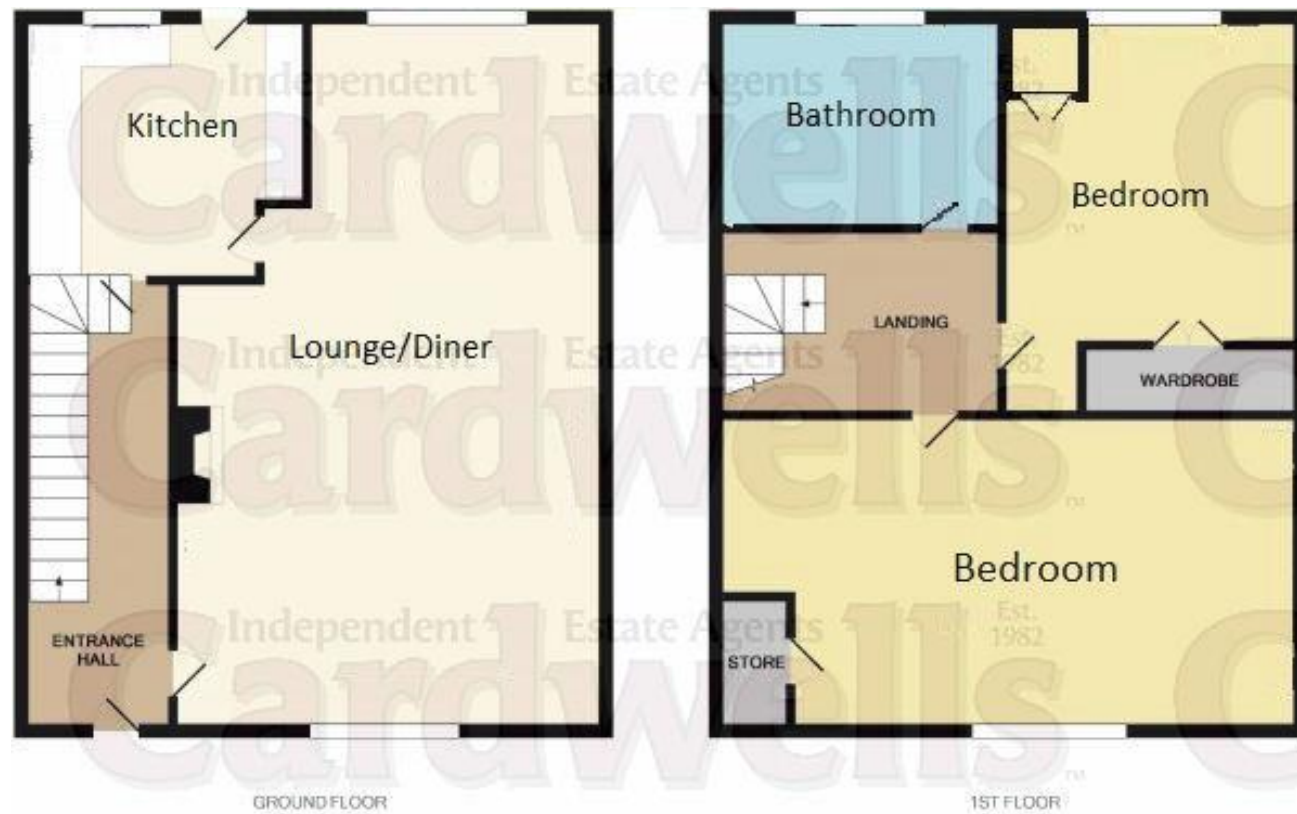
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Incorporating: Wright Dickson & Catlow, WDC Estates



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.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+)	
A	
(81-91)	
B	82
(69-80)	
C	
(55-68)	
D	69
(39-54)	
E	
(21-38)	
F	
(1-20)	
G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Cardwells are pleased to offer for sale this modern two bedroom 'quasi' semi-detached house, situated in a very popular and convenient location, close to the village centre. Little Lever has an array of good local shops, schools, scenic walks and access to transport links. The property is very well presented and modern throughout and must be viewed to fully appreciate this lovely home. The accommodation briefly comprises entrance hall, lounge/dining room, and a modern fitted kitchen. Upstairs, there are two double bedrooms and a bathroom with a modern white suite. Outside, there are low maintenance gardens to the front and rear, with access along the side elevation. The property also benefits from UPVC double glazing and gas central heating. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

UPVC double glazed front door with a matching window aside.

Entrance Hall: Radiator, door rail, coving to the ceiling, open under stairs storage, spindled staircase, leading to the landing.

Lounge: 19' 5" x 11' 1" (5.93m x 3.38m) 2 UPVC double glazed windows to the front and rear aspect, two radiators, coving to the ceiling, feature ornamental fireplace.

Kitchen: 8' 5" x 7' 7" (2.56m x 2.30m) UPVC double glazed window and door, rear garden, aspect, range of modern fitted wall and base units with complementary, working surfaces and tiled splashback's, built in oven, microwave oven, inset four ring gas burner, hob with an extractor hood above, inset, stainless steel sink unit with mixer tap, space for a washing machine, integrated fridge freezer, tiled floor, radiator.

Landing: Dado rail, coving to the ceiling, access to the loft, doors lead to:

Bedroom One: 8' 11" x 14' 2" (2.72m x 4.31m) UPVC double glazed window, front aspect, radiator, below, coving to the ceiling, built in storage cupboard.

Bedroom Two: 10' 10" x 10' 2" (3.31m x 3.09m) UPVC double glazed window, rear aspect, radiator, fitted airing cupboard, coving to the ceiling.

Bathroom: 5' 5" x 6' 3" (1.66m x 1.90m) UPVC frosted double glazed window, rear aspect, modern white suite, comprising, enclosed bath with mixer tap/shower, attachment, close coupled WC, wash basin, with mixer tap, chrome plated towel rail.

Outside: Outside Front, there is an open plan garden with an 'Astroturf' style surface area, with a block paved pathway, and plant displays. A gate gives access along the side elevation. Rear garden There is a delightful enclosed garden, with a composite decked patio, Indian stone paving, 'AstroTurf' style surface and a raised railway sleeper plant bed. A gate gives access to the rear.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.03 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold - 999 years from 7 August 1980.

Council Tax: Cardwells Estate Agents Bolton pre marketing research indicates that the council tax is band A with Bolton Council at an approximate cost of around £1306 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 or visiting: 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 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 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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