



Independent Estate Agents Est. 1982
Cardwells
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20 ANFIELD ROAD, GREAT LEVER, BL3 3DA



- Semi detached
- Open Plan Lounge/Dining Kitchen
- White 3 Piece Family Bathroom
- 3 bedrooms
- Driveway parking
- Gas central heating
- uPVC double glazing
- Viewing recommended



Offers in the Region Of £180,000

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
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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.



Cardwells are delighted to have for sale this 3 bedroom semi detached property. Situated on Anfield Road and in close proximity to excellent transport links schools and amenities. Briefly comprising; Open plan lounge/ kitchen diner, turning staircase to landing, 3 good bedrooms and a white 3 piece family bathroom suite with mixer shower. Outside offers driveway parking to the front and a good sized rear lawn with patio area. Warmed by gas central heating, uPVC double glazed throughout, viewings are via Cardwells estate agents Bolton by appointment on 01204 381281 or email us at bolton@cardwells.co.uk or visit www.cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch uPVC double glazed entrance door into

Open plan lounge/kitchen diner: 20' 9" x 14' 1" (6.32m x 4.29m) Lounge comprises: Carpet, uPVC double glazed window, double uPVC doors to rear, turning staircase to landing, radiator. Professionally fitted kitchen comprising: Sink with mixer tap, base and wall units, worktops, integrated fridge freezer, washing machine, induction hob, oven and extractor. Concealed gas combi boiler, tiled splash backs, under stairs storage, uPVC double glazed window to front and rear, radiator.

Landing: 7' 3" x 2' 11" (2.21m x 0.89m) Carpet, uPVC double glazed window, radiator.

Bedroom 1: 15' 9" x 7' 2" (4.80m x 2.18m) Carpet, uPVC double glazed window, radiator.

Bedroom 2: 11' 1" x 7' 3" (3.38m x 2.21m) Carpet, uPVC double glazed window, radiator.

Bedroom 3: 6' 8" x 6' 6" (2.03m x 1.98m) Carpet, uPVC double glazed window, radiator.

Bathroom: 6' 5" x 5' 6" (1.95m x 1.68m) White 3 piece suite comprising: W.C, wash basin, bath with overhead mixer shower, cushion flooring, frosted uPVC double glazed window, radiator.

Outside: Block paved driveway to front, lawn and patio area to rear.

Viewings: All viewings are to be arranged through Cardwells Estate Agents, Bolton, 01204 381281 or via bolton@cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is Freehold.

Council tax: Cardwells estate agents Bolton research shows the property is band B an annual charge of £1524

Flood risk information: 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.

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.

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

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

