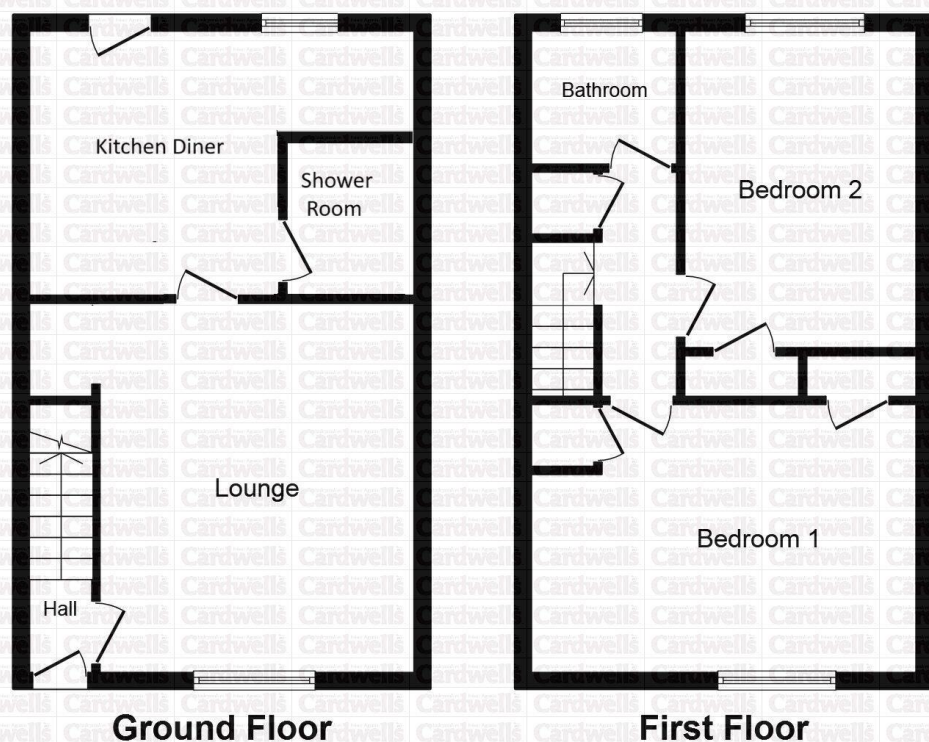


EARLSWOOD WALK, GREAT LEVER, BL3 2SE



- Two good bedroom terrace
- Ground floor 3pc shower rm
- First floor 3pc bathroom
- Lounge & kitchen / diner
- Gardens to the front and rear
- No upward chain delay
- Requires cosmetic updating
- Easy for Bolton town centre



Offers Over £120,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
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BURY
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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.



Offered for sale with early vacant possession and no further upward chain delay is this two bedroom, two bathroom mid terrace property, enjoying garden areas to both the front and the rear and a position with no passing traffic to either the front or the rear. Bolton town centre is within easy reach and perhaps within walking distance for home, and there is easy access to Bolton railway station, and the motorway network via St Peter's Way for those commuting. Park Forrest Woods Hill and the children's park are nearby, locally there are popular schools, shops, restaurants, medical and leisure facilities, including the youth theatre. The accommodation extends to around 673 square feet / 63 square meters over two levels. It is fair to point out that the property could benefit from some internal cosmetic improvements to totally fulfill its potential, but importantly, it benefits from a three-piece ground floor shower room and a bathroom on the first floor. The accommodation briefly comprises: living room, kitchen/diner, ground floor shower room, first floor landing, two good size bedrooms and a bathroom. Externally, there are garden areas to the front and the rear and an external storage outhouse. The property benefits from UPVC double glazed windows, an importantly is sold with no further upward chain delay. 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@cardwell.co.uk or visiting: www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Approximate floor area: The overall approximate floor area extends to around 678 square feet / 63 square meters.

Hallway: 6' 3" x 3' 4" (1.909m x 1.008m) Double glazed entrance door, radiator, stairs off to the first floor.

Living Room: 15' 3" x 9' 2" (4.640m x 2.806m) UPVC window to the front, fitted blinds and curtains, two electric heaters, built-in storage space under the stairs.

Ground floor shower room: 5' 0" x 6' 5" (1.534m x 1.951m) A three-piece shower room suite comprising shower enclosure with electric shower, WC, wash hand basin with built under storage space and illuminating mirrored vanity wall cabinet, extractor, electric heated towel rail.

Kitchen/diner: 11' 6" x 12' 8" (3.509m x 3.871m) Measured at maximum point Fitted with a range of matching drawers, base and wall cabinets, black scratch resistant sink with matching mixer tap over, two ring gas hob with extractor over, fold out dining room table, wall mounted electric heater, the fridge freezer is included in the sale, ceiling spotlighting, UPVC window with fitted blinds, Quality double glazed rear entrance door.

First Floor Landing: 9' 10" x 6' 3" (2.998m x 1.910m) Radiator, loft access point, built-in storage space which currently contains the washing machine and the wall mounted Worcester gas combination central heating boiler.

Bedroom One: 10' 10" x 12' 9" (3.290m x 3.885m) Measured at maximum points with built-in wardrobe space, UPVC window to the front.

Bedroom Two: 12' 11" x 6' 1" (3.948m x 1.865m) UPVC window to the rear, built-in wardrobe space, radiator.

Bathroom: 6' 3" x 5' 8" (1.905m x 1.726m) A three-piece bathroom suite comprising: bath with fitted glass shower screen, wash hand basin with storage space below and WC, radiator, UPVC window.

Outside: The front garden is fully enclosed with a pedestrian gate and brick wall with loose astroturf to the floor. The rear garden is fully enclosed and contains the brick built storage outhouse.

Chain detail: The property is sold with early vacant possession and no further output chain delay.

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

Tenure: Cardwells Estate Agents Bolton pre marketing research indicates that the property is Freehold

Bolton Council Tax: Cardwells Estate Agents Bolton pre marketing research indicates that the property is located in the borough of Bolton and the Council tax band rating is A with an approximate annual cost of around £1,600.

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.

Thinking of selling or letting a property 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 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

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

