



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



CALVERT ROAD – GREAT LEVER – OFFERS IN EXCESS OF £190,000

A three bedroom semi detached family home set in a superb and ever popular location, Great Lever, which is to the south of Bolton town centre. The area enjoys wonderful amenities including; popular schools, houses of worship, shops, restaurants, and lovely countryside while the Royal Bolton Hospital and the motorway network are within easy reach. The accommodation is quite sizable and extends to around 1,022 square feet/95 square meters with space across three levels. Briefly comprising; reception hallway, bay window lounge with marble fireplace, dining room with patio doors off to the rear garden, fitted kitchen, utility room, ground floor guest WC, first floor landing, three good bedrooms, three piece bathroom suite and the loft room (carpeted and there is a double glazed window) is accessed via a drop down ladder from the first floor landing.

The family home benefits from a Worcester gas combination central heating boiler (serviced annually), double glazing, a remote controlled security alarm system and benefits from being in Bolton Council Tax band A. We are advised that in 2017 a steel beam was installed over the rear patio doors, and uPVC patio doors and some windows were installed at a similar time and some of the brick work was repointed. There is so much to admire about this property that a personal inspection is highly recommended to appreciate everything on offer. In the first instance, a walk through viewing video is available to watch, and then a viewing can be arranged by calling Cardwells Estate Agents Bolton on 01204 381281, emailing; bolton@cardwells.co.uk or via www.Cardwells.co.uk



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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Appropriate floor area:

The overall approximate floor area extends to around 1,023 square foot/95 square meters.

Reception hallway: 7' 7" x 3' 2" (2.309m x 0.962m)

Composite quality entrance door with double glazed window above, radiator, enclosed Worcester gas combination central heating boiler, quality flooring, there is a trap door to the maintenance crawl space below the property.

Living room: 14' 3" x 12' 6" (4.337m x 3.804m)

Measured at maximum points into the uPVC bay window, which is fitted with blinds, radiator, marble fireplace with inset living flame gas fire, radiator, quality flooring.



Dining room: 16' 6" x 12' 6" (5.022m x 3.804m)

Measured at maximum points. Double uPVC French doors which open out onto the rear garden with surrounding uPVC windows, allowing the room to be flooded with natural light, there are fitted shelves to either side of the chimney breast and built under stairs storage space, radiator.



Plot size:

The overall approximate plot size extends to around 0.03 of an acre.

Rear garden:

The rear garden is designed with easy maintenance and all year around use in mind, being virtually flagged with well stocked mature borders with shrubs and small trees, which enhance the privacy, there is a detached metal shed outside tap, lighting.

Front garden:

The front garden is neatly presented and set behind a mature hedge which enhances the privacy



Parking:

There is private off-road parking space.

Tenure:

Cardwells Estate Agents Bolton premarketing research shows that the property is Leasehold and the annual charge is around £2.50, though our client advises that there may be circa 4 years in credit following a previous overpayment.

Bolton council tax:

The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is A rated, this is at an annual cost of around £1,306 based on 2023 figures.

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 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Disclaimer:

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Kitchen: 9' 10" x 9' 2" (2.991m x 2.802m)

Measured it to maximum points into the uPVC bay window, complete with roller blind, a professionally fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, fitted oven/grill with four ring gas hob above, ceramic wall and floor tiling.



Utility room: 7' 9" x 7' 0" (2.360m x 2.129m)
uPVC window and uPVC rear entrance door to the side elevation and a large timber framed double glazed window to the rear elevation. There are matching drawers, base and wall cabinets, spotlighting, a stainless steel, single bowl sink and drainer, ceramic tiled floor.



Guest W.C: 3' 9" x 2' 7" (1.154m x 0.8m)
Ceramic tiled floor, white WC.



First floor landing: 11' 3" x 5' 0" (3.417m x 1.524m)
There is a drop-down ladder which opens onto the first floor landing which provides access to the loft room.

Master bedroom: 12' 6" x 12' 5" (3.804m x 3.784m)

uPVC hanging bay window, complete with fitted blinds, radiator, all of the bedroom furniture will be included in the sale which comprises a large triple wardrobe with six drawers, two bedside drawer units and a matching dressing table, radiator



Bedroom 2: 8' 0" x 10' 1" (2.428m x 3.080m)

uPVC window overlooking the rear garden, fitted blinds, radiator.



Bedroom 3: 10' 2" x 8' 4" (3.102m x 2.537m)

uPVC window to the rear with fitted blinds, radiator, decorated in January 2024.



Loft room:

The loft room is accessed from a drop-down ladder which opens out onto the first-floor landing. The maximum head height is around 1.75 m. There is a double-glazed Velux window complete with fitted blind, carpeted flooring and built-in eaves storage space. There is a wardrobe and a chest of drawers which will be included within the sale.



Bathroom: 7' 3" x 5' 6" (2.219m x 1.689m)

A three-piece bathroom suite comprising pedestal wash hand basin, WC and bath, complete with fitted glass shower screen and shower over, ceramic wall tiling, uPVC window with fitted blinds, spotlighting, built-in storage space.

