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Incorporating: Wright Dickson & Catlow, WDC Estates

CRESCENT ROAD, GREAT LEVER BOLTON, BL3 2JR



- Double fronted premises
- Shop area to ground floor
- Lounge & fitted kitchen
- 3 bedrooms & bathroom
- Offers scope for conversion
- Subject to planning permissions
- Leasehold £3.94 per year
- Enclosed paved yard



Offers In The Region Of £130,000

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This double fronted commercial premises has living accommodation behind and offers scope for conversion into flats, or residential use subject to the relevant permissions and planning being obtained. The current owners have lived and worked here since 1977, retirement in their reason for sale. The property is double fronted narrowing to a single width building at the rear and as such offers sizeable accommodation which briefly comprises; double fronted shop area (over 8m x 4m) with lounge and fitted kitchen to the ground floor and three bedrooms and a bathroom to the first. Viewings are to be accompanied and can be arranged through Cardwells.

Directions BL3 2JR

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Shop Area 27' 2" x 14' 4" (8.29m x 4.36m) Door and two double glazed bay windows to the front elevation. Shelving and counter area.

Lounge 17' 5" x 12' 6" (5.32m x 3.80m) Maximum points. Double glazed window to the side elevation. Stairs off to the first floor landing.

Kitchen 12' 8" x 9' 3" (3.87m x 2.82m) Door to the side elevation and double glazed window to the rear. Range of base units with complementary work surfaces and matching wall mounted cabinets. Inset twin sink. Gas cooker. Space for fridge / freezer. Central heating boiler.

First Floor Landing

Bedroom One 17' 5" x 12' 6" (5.32m x 3.80m) Double glazed window to the front elevation.

Bedroom Two 12' 4" x 12' 1" (3.77m x 3.69m) Double glazed widow to the rear elevation. Radiator,

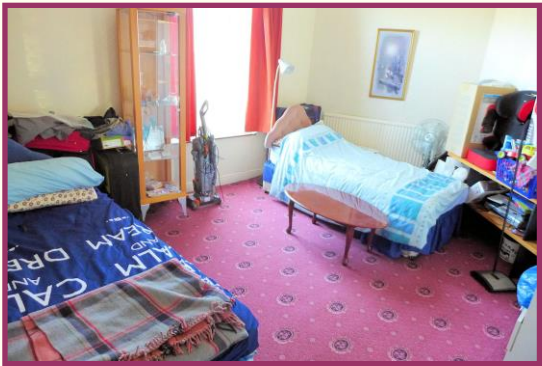
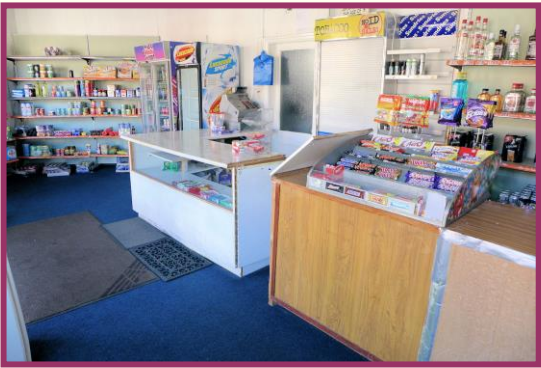
Bedroom Three 14' 5" x 8' 8" (4.4m x 2.65m) Double glazed window to the rear elevation. Radiator.

Bathroom Double glazed window to the side elevation. Three piece suite comprising; bath with shower over, pedestal wash hand basin and close coupled w.c.

External To the front there is a paved pedestrianized area. Rear enclosed paved yard area with pedestrian gate.

Price Offers In The Region Of £130,000

Disclaimer This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 brochure content, 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 and should be used as such by any interested party.



Please note: all viewings are by appointment only through our BOLTON Office