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Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Dove Bank Road, Little Lever, BL3 1DB

£220,000

AN ENVIABLE DETACHED FAMILY HOME

Situated on a fantastic plot and offering an abundance of indoor space, this enviable three bedroom detached property is being proudly welcomed to the market in the sought after location of Little Lever. Not overlooked from the front and benefitting from three generously sized bedrooms, an open plan kitchen/dining area and added garage, this enviable property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bolton, Bury, Manchester and major motorway links.

The property comprises briefly; a welcoming entrance porch provides access through to a spacious reception room. The reception room then guides you on to a kitchen/dining area and houses a staircase to the first floor. The kitchen leads through to a double bedroom and family bathroom. The first floor comprises of doors on to two generously sized bedrooms. Externally, there are wraparound gardens with laid to lawn, paving, bedding, mature shrubs, stone chip areas, off road parking and access on to the single garage.

For further information or to arrange a viewing please contact our Swinton branch at your earliest convenience.

Dove Bank Road, Little Lever, BL3 1DB

£220,000



- Immaculate Detached Property
- Contemporary Fitted Kitchen
- Driveway and Garage
- EPC Rating C
- Three Bedrooms
- Neutral Decoration
- Tenure Freehold
- Three Piece Bathroom
- Wraparound Gardens
- Council Tax Band C

Ground Floor

Entrance Porch

6'3 x 6'2 (1.91m x 1.88m)

Solid wood single glazed frosted front door, hardwood double glazed window, tiled flooring and hardwood single glazed frosted door to reception room.

Reception Room

17'7 x 10'2 (5.36m x 3.10m)

Two hardwood double glazed windows, central heating radiator, electric wall mounted fire, television point, hardwood single glazed frosted door to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area

21'10 x 8'10 (6.65m x 2.69m)

Two hardwood double glazed windows, central heating radiator, range of wall and base units, wood effect worktops, tiled splashbacks, stainless steel sink and drainer with mixer tap, space for gas oven, integrated extractor hood, space for fridge freezer, plumbing for washing machine, integrated Baxi boiler, part tiled flooring, doors leading to bedroom three, bathroom and hardwood single glazed frosted door to rear.

Bedroom Three

10'2 x 10'1 (3.10m x 3.07m)

Two hardwood double glazed windows and central heating radiator.

Bathroom

8'10 x 6'7 (2.69m x 2.01m)

Hardwood single glazed frosted window, central heating radiator, pedestal wash basin with mixer tap, tiled panel bath with mixer tap, jets and overhead rinse head, dual flush WC, tiled elevations, wood cladding to ceiling, spotlights, extractor fan and tiled effect lino flooring.

First Floor

Landing

10'6 x 8'10 (3.20m x 2.69m)

Two Velux windows, central heating radiator, smoke detector, eave storage and doors leading to two bedrooms.

Bedroom One

11'4 x 10'6 (3.45m x 3.20m)

Hardwood double glazed window and central heating radiator.

Bedroom Two

10'6 x 10'1 (3.20m x 3.07m)

Hardwood double glazed window, Velux window and central heating radiator.

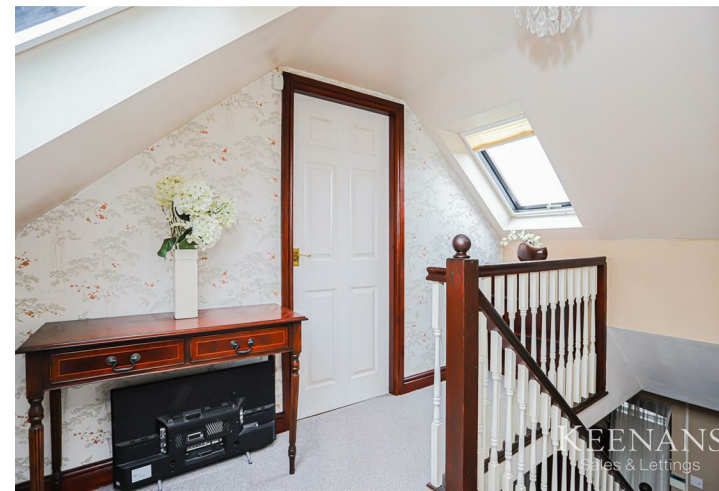
Exterior

Wraparound gardens with paving, bedding, mature shrubbery, stone chip areas, laid to lawn, off road parking and access to garage.

Garage

19'8 x 11'6 (5.99m x 3.51m)

Power, lighting and up and over garage door.



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