



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	68	81
(81-91) B		
(69-80) C		
(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

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Churchill Drive, Little Lever, BL3 1PG

£280,000

IMMACULATE SEMI DETACHED BUNGALOW

Situated in the charming area of Little Lever, Bolton, this spacious semi-detached bungalow on Churchill Drive offers a delightful blend of comfort and modern living. With two well-proportioned bedrooms, this property is perfect for those seeking a tranquil retreat or a family home.

Upon entering, you will find an inviting reception room that provides ample space for relaxation and entertaining. The extensive four-piece bathroom suite has been thoughtfully designed to cater to your needs, ensuring a luxurious experience. The recently fitted modern dining kitchen is a highlight of the home, featuring contemporary fixtures and ample storage, making it an ideal space for culinary enthusiasts and family gatherings alike.

The property boasts well-maintained gardens to both the front and rear, providing a lovely outdoor space for gardening or enjoying the fresh air. Additionally, the gated driveway and garage offer secure parking and extra storage, adding to the convenience of this delightful bungalow.

This charming residence is not only a comfortable living space but also a wonderful opportunity to enjoy the peaceful surroundings of Little Lever. With its modern amenities and inviting atmosphere, this bungalow is sure to appeal to a variety of buyers. Don't miss the chance to make this lovely property your new home.

Churchill Drive, Little Lever, BL3 1PG

£280,000

 **2**  **1**  **1**  **D**

- Immaculate Semi Detached Bungalow
 - Newly Fitted Dining Kitchen
 - Off Road Parking and Garage
 - EPC Rating D
- Two Bedrooms
 - Spacious Interiors
 - Tenure Leasehold
- Four Piece Bathroom Suite
 - Gardens to Front and Rear
 - Council Tax Band C

Entrance Hall
12'8 x 6'7 (3.86m x 2.01m)
UPVC double glazed frosted front door, central heating radiator, loft access, smoke detector, doors leading to reception room, two bedrooms, bathroom and folding door to kitchen/dining area.

Reception Room
15'9 x 11'1 (4.80m x 3.38m)
UPVC double glazed window, central heating radiator and television point.

Bedroom One
11'11 x 10'3 (3.63m x 3.12m)
UPVC double glazed window, central heating radiator and television point.

Bedroom Two
12'4 x 10'4 (3.76m x 3.15m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bathroom
12'3 x 5'9 (3.73m x 1.75m)
Central heating radiator, vanity top wash basin with mixer tap, dual flush WC, P-shaped panel bath with mixer tap and overhead direct feed shower, storage cupboard, tiled elevations, extractor fan and tiled effect flooring.

Kitchen/Dining Area
21'11 x 18'11 (6.68m x 5.77m)
Two UPVC double glazed windows, two central heating radiators, range of high gloss wall and base units with laminate work surfaces and splashback, composite one and a half bowl sink and drainer with high spout mixer tap, integrated high rise double oven and microwave, four ring electric hob and extractor hood, integrated fridge freezer, integrated wine cooler, integrated dishwasher, integrated washing machine, central island with breakfast bar, spotlights, tiled flooring, UPVC double glazed frosted door to side elevation and UPVC double glazed French doors to rear.

External
Rear
Laid to lawn garden with paved patio, mature shrubbery and access to garage.
Front
Laid to lawn garden, gated driveway and access to garage.



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