



Chester Avenue, Little Lever, Bolton, BL3 1XE

£230,000

FOR SALE WITH NO ONWARD CHAIN! An extremely well presented 3 bedroom semi detached home with a driveway to the rear, sat on a generous corner plot on Chester Avenue in the Little Lever area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance lobby, a spacious lounge with plenty of space for modern furniture, an open plan dining area with a pair of double glazed french doors to the rear aspect, a modern fully fitted kitchen with an integrated electric hob, microwave, oven, dishwasher, washing machine/dryer and a chrome extractor hood, and a fantastic, very spacious, landscaped rear garden with patio areas and lawns. To the upper floor you will find 2 double sized bedrooms and 1 single bedroom (fully fitted wardrobes to both double bedrooms) and a modern family bathroom with a vanity basin, toilet and a walk in shower. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Leasehold property with approx 900 years left on the lease. 20 pounds per annum ground rent. The EPC is Band C.



ACCOMMODATION

Entrance Lobby 9' 5" x 5' 0" (2.86m x 1.53m)

The entrance lobby to the front of the property. Fitted with a 'rock' composite door to the front aspect. Decorated in neutral colours with a grey tiled floor. Warmed by a gas central heated radiator.

Lounge 14' 1" x 11' 11" (4.3m x 3.63m)

A spacious lounge to the front of the property. Decorated in neutral colours with a light brown coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Dining area 12' 3" x 7' 11" (3.73m x 2.41m)

An open plan dining area to the rear of the property. Decorated in neutral colours with a light brown carpet. A pair of double glazed french doors to the rear aspect. Warmed by a gas central heated radiator.

Kitchen 11' 7" x 7' 5" (3.54m x 2.25m)

A modern fully fitted kitchen in cream with contrasting worktops. Comes with an integrated electric hob, oven, microwave oven, dishwasher, washing machine/dryer and a chrome extractor hood. A double glazed window is fitted to the rear aspect, with a double glazed entrance door to the side aspect.

Rear Garden

A very spacious, landscaped garden to the rear and side, with patio areas, artificial grass lawns and a storage shed.

Bedroom 2 9' 6" x 11' 1" (2.9m x 3.39m)

A double sized bedroom to the rear of the property, with fully fitted wardrobes included. Decorated in neutral and grey colourways with a grey coloured carpet. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.

Master bedroom 10' 10" x 9' 3" (3.30m x 2.82m)

A double sized Master bedroom to the front of the property. Decorated in neutral colours with a patterned feature wall. Comes with fully fitted wardrobes. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 3 8' 6" x 6' 6" (2.58m x 1.97m)

A single sized bedroom to the rear of the property. Decorated in neutral colours with a dark grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Family Bathroom 6' 8" x 5' 10" (2.03m x 1.78m)

A modern Family bathroom to the front of the property, with a vanity basin, toilet and a walk in shower. Fully tiled walls and flooring in grey. A double glazed window is fitted to the front aspect. Warmed by a gas central heated towel holder.



Energy rating and score

This property's energy rating is C. It has the potential to be B.

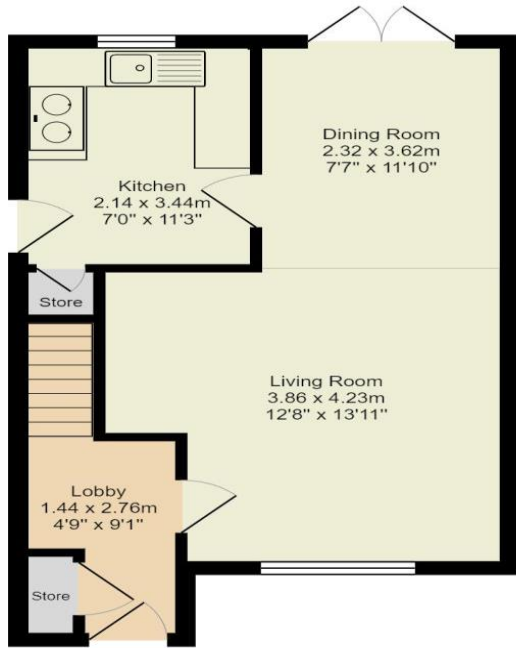
See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

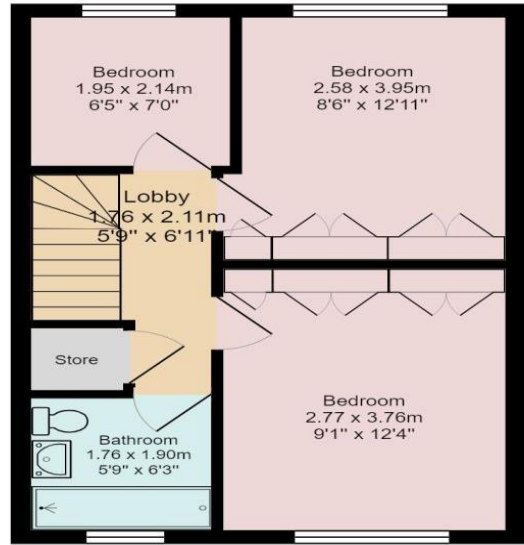
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

57, Chester Avenue, Little Lever, BL3 1XE



Ground Floor



First Floor

Total Floor Area: 70.1 m² ... 755 ft²

All measurements are approximate and for display purposes only.
 Drawn by: Manchester EPC | 07872314115 | hello@manchesterepc.com

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