



**Forester Hill Avenue, Great Lever, Bolton, BL3 2DR**

**£205,000**

**FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! REQUIRES REFURBISHMENT/MODERNISATION.** A spacious 3 bedroom semi detached property, with a driveway and a garage, located on Forester Hill Ave in the Great Lever area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance hallway, 2 reception rooms, an open plan kitchen, rear porch and a good sized rear garden. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, a family bathroom with a basin and shower cabinet and a standalone toilet. Comes with double glazed windows and doors throughout. Warmed by gas central heating. (the heating system does need upgrading). Leasehold property with 900 years left on the lease. 4.50 per annum ground rent. The EPC is ordered and will be live on the advert shortly.



## ACCOMMODATION

### **Entrance Hallway** 14' 8" x 5' 11" (4.48m x 1.81m)

The entrance lobby and hallway to the front of the house.

### **Lounge** 13' 1" x 11' 10" (4.0m x 3.6m)

A spacious lounge to the front of the property. Fitted with a large double glazed bay window to the front aspect. Warmed by a gas central heated radiator.

### **Reception Room 2** 13' 1" x 10' 10" (4.0m x 3.30m)

A second, open plan reception room to the rear of the property. Fitted with a large double glazed bay window to the rear aspect. Warmed by a gas central heated radiator.

### **Kitchen** 8' 6" x 9' 7" (2.6m x 2.91m)

An open plan kitchen to the rear of the property. Fitted with a double glazed window to the side aspect.

### **Rear Garden**

A good sized garden to the rear.

### **Master bedroom** 14' 3" x 10' 3" (4.34m x 3.12m)

A double sized Master bedroom to the front of the property. Fitted with a large double glazed window to the front aspect. Warmed by a gas central heated radiator.

### **Bedroom 2** 11' 1" x 11' 1" (3.37m x 3.38m)

A second double sized bedroom to the rear of the property. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.

### **Bedroom 3** 7' 10" x 5' 11" (2.4m x 1.8m)

A single sized bedroom to the front of the property. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

### **Family Bathroom** 5' 9" x 6' 11" (1.75m x 2.1m)

A good sized Family bathroom with a basin and a shower cabinet. Comes with tiled walls. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Toilet (Standalone)** 5' 5" x 2' 5" (1.65m x 0.74m)

A separate toilet, adjacent to the Family bathroom. Fitted with a double glazed window to the side aspect.





