



Bowness Road, Little Lever, Bolton, BL3 1UB

Offers in the Region Of £239,950

FOR SALE WITH NO ONWARD CHAIN! An extremely well presented 2 bedroom dormer bungalow, with a driveway and a garage located on Bowness Rd in the Little Lever area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance vestibule, an entrance hallway, a spacious lounge with a feature living flame gas fire and surround, an open plan dining area, a modern Family bathroom including a vanity basin, toilet and a shower cabinet, a double sized Master bedroom with modern fitted sliding wardrobes, a fully fitted kitchen with an integrated gas hob, grill and oven, a rear porch and a superb landscaped garden to the rear with a patio area, grass lawn and a decking area. To the upper floor you will find a spacious double bedroom and a large landing area that has previously been used as a home office space. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. The EPC is ordered and will be live on the advert soon. **FREEHOLD PROPERTY.**



ACCOMMODATION

Entrance Vestibule 3' 3" x 3' 1" (1.0m x 0.93m)

The entrance vestibule to the side of the property. Fitted with a double glazed entrance door to the side aspect, with an inner wooden door leading into the entrance hallway.

Entrance Hallway 7' 7" x 11' 0" (2.3m x 3.36m)

A long entrance hallway. Decorated in white with a grey coloured carpet. Warmed by a gas central heated radiator.

Lounge 15' 7" x 20' 2" (4.76m x 6.15m)

A spacious lounge with a feature living flame gas fire and surround. Decorated in neutral colours with a grey coloured carpet. Plenty of space for modern furniture. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Family Bathroom (Ground Floor) 5' 11" x 6' 11" (1.8m x 2.10m)

A modern Family bathroom to the ground floor. Comes with a vanity basin, toilet and a shower cabinet. Fully tiled walls and flooring in light and dark grey. A double glazed window is fitted to the side aspect. Warmed by a gas central heated chrome towel holder.

Kitchen 13' 5" x 9' 7" (4.1m x 2.93m)

A modern fully fitted kitchen with an integrated gas hob, grill and oven. Plumbed in for a washing machine. Space for a tall fridge freezer (out of shot). Decorated in neutral colours with a beige fully tiled floor. A double glazed window and entrance door is fitted to the rear aspect. Warmed by a gas central heated radiator.

Master bedroom (Ground Floor) 10' 8" x 9' 9" (3.26m x 2.98m)

A double sized Master bedroom to the ground floor. Decorated in white with a grey coloured carpet. Fitted with modern sliding wardrobes in white. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Rear Porch 4' 1" x 5' 1" (1.25m x 1.55m)

A small rear porch to the rear of the property, offering useful storage space. A double glazed window and door are fitted.

Rear Garden

A superb landscaped garden to the rear including a large patio area, grass lawn and a decking area.

Bedroom 2 (Upper Floor) 16' 9" x 10' 11" (5.10m x 3.32m)

A second double sized bedroom to the upper floor. Decorated in neutral colours with a grey coloured carpets. Plenty of space for fitted or free standing wardrobes. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Upper Floor Landing Area 10' 10" x 10' 3" (3.3m x 3.12m)

A large upper floor landing area. This has been used as home office space previously. Decorated in neutral colours with a grey coloured carpet.



