



Lowther Street, Great Lever, Bolton, BL3 2HZ

Offers Over £279,950

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! SPACIOUS EXTENDED 3 BEDROOM SEMI DETACHED HOME WITH A GATED DRIVEWAY AND A GARAGE! 2 RECEPTION ROOMS! A well presented 3 bedroom extended semi detached home located on Lowther St in the Great Lever area of Bolton in Greater Manchester. Close by to local schools including Mount St Josephs and St James High School, Bolton Hospital and the M60 and M61 motorway junctions. Briefly comprises of the following, an entrance porch, an entrance hallway, 2 spacious Reception Rooms, a fantastic modern fully fitted kitchen in light grey with an integrated gas hob, microwave, oven and a chrome extractor hood, plus a large rear tiered garden. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom (fully fitted wardrobes to the Master bedroom), plus a modern Family bathroom including a basin, and a bath tub with a shower over the bath and a glass shower screen. The toilet is separate, and adjacent to the Family bathroom. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Leasehold with 920 years left on the lease.



ACCOMMODATION

Entrance Porch 4' 2" x 6' 3" (1.27m x 1.90m)

The entrance porch to the front of the property. Space for shoes and umbrellas. A double glazed entrance door and window are fitted.

Entrance Hallway 15' 9" x 5' 9" (4.81m x 1.74m)

The entrance hallway to the front of the property. Decorated in neutral colours with a dark oak wood laminate floor. Fitted with a double glazed window to the side aspect. Warmed by a gas central heated radiator.

Lounge 12' 5" x 13' 1" (3.78m x 4.00m)

A spacious lounge to the front of the property. Comes with a feature gas fire and surround. Plenty of space for modern furniture to fit easily. A large double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Reception Room 2 15' 3" x 12' 8" (4.65m x 3.87m)

A second spacious reception room to the rear of the property. Comes with a feature gas fire and surround. Decorated in neutral colours with a dark oak wood laminate floor. A large double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Kitchen 10' 6" x 15' 6" (3.20m x 4.73m)

A superb modern fully fitted kitchen in light grey. Comes with an integrated gas hob, microwave, oven and a chrome extractor hood. Decorated in dark grey with a dark oak wood laminate floor. Plumbed in for a washing machine. Fitted with 2 double glazed windows and an entrance door to the rear aspect. Warmed by a gas central heated radiator.

Rear Garden 29' 6" x 28' 7" (9.00m x 8.70m)

A large, low maintenance garden to the rear. Space to extend the property further if required.

Family Bathroom 5' 11" x 8' 6" (1.81m x 2.6m)

A modern Family bathroom with a 3 piece suite in white. Comes with a basin, toilet and a bath tub with a shower over the bath and a glass shower screen. Comes with fully tiled walls in white and a grey vinyl floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Standalone Toilet 8' 11" x 2' 5" (2.71m x 0.74m)

A standalone toilet, adjacent to the Family bathroom.

Master bedroom 12' 0" x 10' 11" (3.65m x 3.34m)

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

Bedroom 2 8' 8" x 12' 10" (2.65m x 3.92m)

A second double sized bedroom to the rear of the property. Space for fitted or free standing wardrobes. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 9' 4" x 7' 3" (2.84m x 2.22m)

A single sized bedroom to the front of the property. Decorated in neutral colours with a patterned feature wall and a mid oak wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.





Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 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.

For properties in England and Wales:

