



MISTORIA
ESTATE AGENTS



2 The Crescent Bolton

£325,000

Freehold

HUGE FAMILY SPACE
MOTIVATED SELLERS
DON'T MISS THIS RARE OPPORTUNITY

Nestled in the charming area of The Crescent, Little Lever, Bolton, this impressive five-bedroom house offers a perfect blend of modern living and spacious comfort. Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests. The professionally extended layout enhances the living space, ensuring that every corner of the home is utilized to its fullest potential.

The heart of the home is undoubtedly the high-spec kitchen, which boasts contemporary fittings and ample storage, making it a delight for any culinary enthusiast. The two well-appointed bathrooms

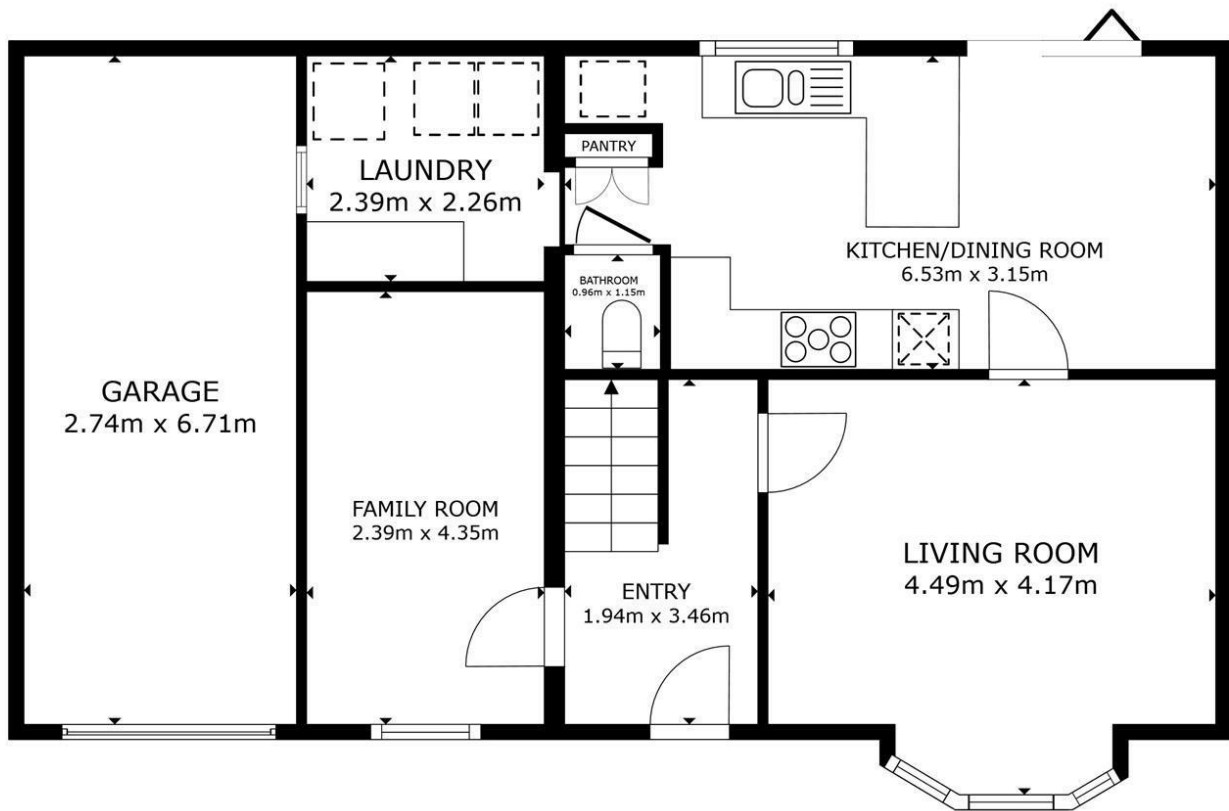


- FIVE BEDROOM FAMILY HOME • MOTIVATED SELLERS • STUNNING DRIVEWAY • MODERN FITTINGS



- BI FOLD DOORS TO REAR • SUMMERHOUSE • PLANS TO EXTEND INTO THE LOFT SPACE • GARAGE





FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 63.2 m² FLOOR 2 61.2 m²
 EXCLUDED AREAS : GARAGE 18.4 m²
 TOTAL : 124.4 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



| Energy Efficiency Rating | | |
|---|-----------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 76 | 80 |
| (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 |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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