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11 MYTHAM ROAD

Bolton, BL3 1TH

Offers In The Region Of £260,000

11 MYTHAM ROAD

Property at a glance

- deceptively spacious semi-detached family home
- five generous sized bedrooms (master fitted)
- located in the heart of Little Lever village
- PVC double glazing & GCH system
- spacious lounge perfect for entertaining
- separate dining room
- modern fitted kitchen
- guest WC
- driveway providing ample off road parking for three cars leading to the detached single garage
- mature lawned gardens to the front and rear

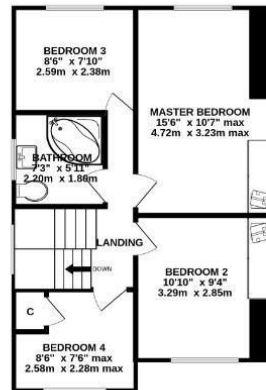
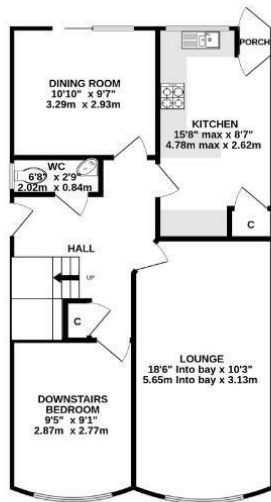
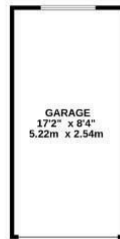
Introducing this surprisingly spacious five-bedroom semi-detached family home, situated in the heart of Little Lever village. Enjoying a central location, it offers easy access to all local amenities, including schools, shops and transport networks, with nearby motorway connections ensuring effortless travel to Manchester City centre and beyond. Boasting PVC double glazing and a gas central heating system. Step inside to discover a generously sized lounge perfect for entertaining along with a separate dining room and a well appointed kitchen. The ground floor also features a guest WC and a convenient bedroom adding flexibility to the living space. Upstairs, four ample bedrooms await, including a master bedroom complete with fitted wardrobes. A family bathroom completes the accommodation. Outside, a driveway provides ample off road parking for 3/4 cars, leading to a detached single garage. The mature lawned garden to the front offers curb appeal, while the private rear garden offers an idyllic retreat for relaxation.





GROUND FLOOR
828 sq.ft. (76.9 sq.m.) approx.

1ST FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 1341 sq.ft. (124.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, walkways, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
102 plus	A			102 plus	A		
81-91	B			81-91	B		
69-80	C			69-80	C		
55-68	D			55-68	D		
39-54	E			39-54	E		
21-38	F			21-38	F		
1-20	G			1-20	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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