



REDPATH LEACH

ESTATE AGENTS

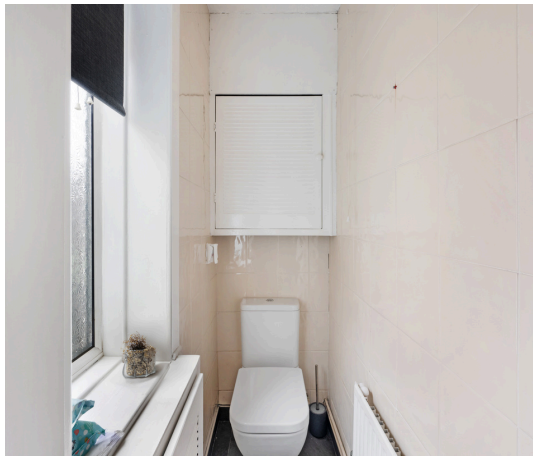
## FEATURES

- Extended Semi-Detached Property
- Popular & Convenient Location
- Circa 1,434 Square Feet in Total
- Three Separate Reception Rooms
- Modern Kitchen with Appliances
- Four Double Bedrooms
- Generous Gardens to Front & Rear

VICTORY ROAD,  
LITTLE LEVER

O.I.R.O. £275,000





Victory Road, Little Lever





Victory Road, Little Lever



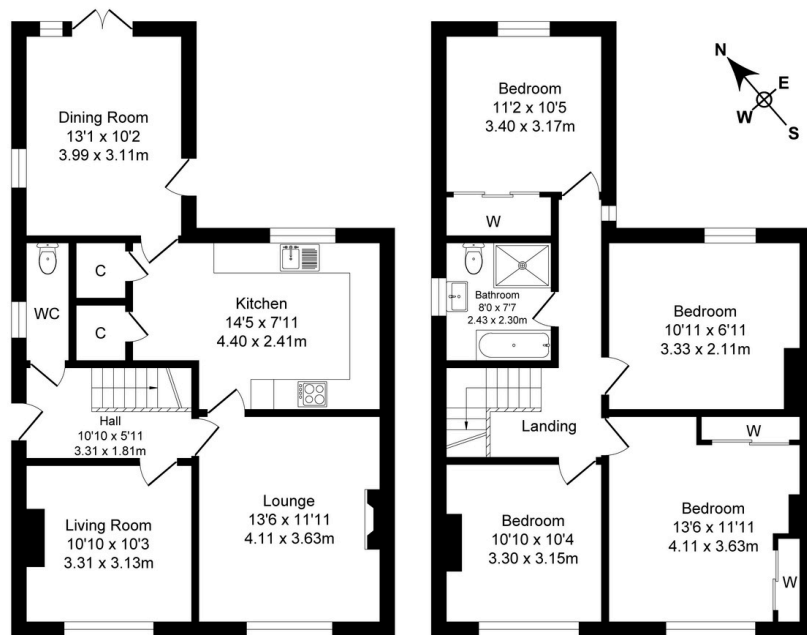


Victory Road, Little Lever



## Total Approx. Floor Area 1434 Sq.ft. (133.2 Sq.M.)

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Ground Floor

Approx. Floor  
Area 717 Sq.Ft  
(66.6 Sq.M.)

First Floor

Approx. Floor  
Area 717 Sq.Ft  
(66.6 Sq.M.)



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

If one is searching for a substantial family home into which their young family can grow, then this fabulous semi-detached residence could be the perfect prospect, having been extended at both ground and first floor levels and now affording in excess of a generous 1,430 square feet of accommodation in total, to include four double bedrooms and three separate reception rooms.

The property's superb family credentials are echoed within its similarly family-orientated surroundings, with the bustling village of Little Lever having so much to offer all generations and all within walking distance. A diverse range of local shops, amenities and transport links are located in the village centre, as well as a Tesco Superstore, whilst the youngest members of the household can benefit from the well-regarded schools at all levels within a short stroll. For those with a commute to consider, the convenient accessibility to a host of major commercial centres, including Bolton, Bury and Manchester, will be a real highlight, sure in the knowledge that after a stressful day in the office, one can return and sample the delightful local countryside with a relaxing stroll with the dogs of an evening, perhaps around nearby Moses Gate Country Park or maybe the Meccano Bridge, a local landmark where the three arms of the Manchester, Bolton and Bury Canal meet and, from its vantage point, where visitors can enjoy commanding views.

The accommodation itself is presented to a lovely standard throughout, with light-filled living spaces and a neutral standard of décor that is sure to appeal: entering via the entrance hallway with its handy off-lying guest WC and spindled staircase to the first floor, before proceeding through into the first of the reception rooms, a wonderfully cosy 13' lounge. The warm and inviting atmosphere is almost tangible, aided in no small part by the beautiful feature fireplace with inset wood burner, which conjures images of frosty winter evenings huddled around a crackling fire.

A further two reception rooms add a great deal of flexibility to the accommodation, allowing a new owner the potential to alter their purpose according to their own requirements and lifestyle as their family grows and develops. The 10' living room located to the front elevation offers the potential for use as a fifth bedroom, if so required, or perhaps a playroom in which to keep the little ones contained, whilst the 13' dining room located to the rear would equally make for a fantastic sitting room, complete with direct access to the garden via the uPVC double glazed French doors.

The ground floor is completed by the gorgeous 14' kitchen, which is fitted with an extensive range of high-gloss wall and base units in white, with contrasting grey laminated work surfaces, and comes equipped with a range of integrated appliances, including high-level double electric oven, induction hob with overhead extractor canopy, microwave, fridge/freezer and dishwasher. There is even a handy utility cupboard in which to conveniently house one's washing machine and tumble dryer.

If one ventures up to the first floor, the landing provides access to the four bright double bedrooms, as well as the well-appointed family bathroom, which is fully tiled and fitted with a traditional four-piece suite in classic white, comprising of WC, pedestal wash hand basin, free-standing roll-top bath and separate over-sized shower cubicle.

Externally, the property occupies a generous plot which affords good-sized gardens to both the front and rear, being mainly laid to lawn with mature shrubs to the perimeter. The front garden offers plenty of opportunity to install off-road parking facilities, if so desired, whilst the rear garden benefits from a large decked area where the adults can keep a watchful eye over the children at play, providing ample space on which to site a rattan sofa set and a table and chairs, or perhaps on which to enjoy an impromptu barbecue when the weather allows.

With so much to offer, we are sure that this superb home will be in strong demand and we would highly recommend an early inspection to avoid disappointment.



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