



9 Lincoln Avenue, Little Lever

£270,000 Leasehold

Three Bedroom Semi Detached Dormer Bungalow • Main bedrooms with fitted wardrobes • Three double bedrooms • Large flagged driveway for multiple vehicles • Detached single garage • Very desirable location • Walking distance to excellent schools both primary and secondary • Close to motorway links to Manchester • Walking distance to Tesco, bars, pubs and other local amenities





Wilcox
Estate Agents Ltd.



Entrance Porch

Entrance door and door leading to:

Sitting Room

17' 6" x 29' 6" (5.33m x 9.00m)

Double glazed windows to the front and rear aspects, partially vaulted roof, inglenook fireplace with open fire, exposed brick chimney breast with original bread oven. Doors to adjoining rooms and opening to:

Kitchen/Dining Room

17' 7" x 21' 10" (5.35m x 6.66m)

The dining area has double glazed window to the front aspect, double glazed French doors opening to the rear garden and a bespoke staircase



Utility Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing machine]. Double glazed window to the rear aspect and double glazed door to the side aspect. Door to:

Storage Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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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Nestled within an esteemed neighbourhood, this exceptional three-bedroom semi-detached dormer bungalow presents an unparalleled opportunity for luxurious living. Elegance and practicality merge seamlessly in this well-appointed residence, boasting two generous reception rooms, making it ideal for family living and entertaining guests.

Upon entering, you are greeted by the charm of this lovingly maintained property. The ground floor comprises a spacious lounge, perfect for relaxing evenings, complemented by a separate dining room that offers a versatile space for formal meals or casual gatherings. The kitchen, thoughtfully designed with modern appliances and ample storage, is a culinary haven for any cooking enthusiast.

Ascend the staircase to discover three double bedrooms, each providing a serene retreat for rest and relaxation. The main bedroom features fitted wardrobes, ensuring a seamless blend of style and functionality. The remaining two bedrooms offer flexibility for a growing family, guests, or a home office, catering to various lifestyle needs.

Externally, the property is equally captivating. A large flagged driveway provides parking for multiple vehicles, exemplifying convenience for homeowners and guests alike. A detached single garage offers additional storage space or the possibility of creating a workshop area for hobbies. The meticulously landscaped grounds enhance the kerb appeal and offer a serene setting to enjoy the outdoors.

Situated in a highly sought-after location, this residence is within walking distance to exceptional primary and secondary schools, enabling families to benefit from a convenient and desirable educational environment. Proximity to motorway links to Manchester ensures easy access to urban amenities and employment opportunities, making this property an ideal choice for commuters or professionals seeking a well-connected locale.

The property's proximity to a range of local amenities adds to its allure. Within walking distance, residents can access a Tesco supermarket for their every-day shopping needs, as well as a selection of bars and pubs to unwind and socialise with friends and neighbours. The vibrant community atmosphere and convenient services contribute to a fulfilling and enriching lifestyle for residents of all ages.

In summary, this three-bedroom semi-detached dormer bungalow presents a rare opportunity to acquire a home of distinction in a coveted location. With its well-proportioned living spaces, elegant finishes, and convenient amenities, this property offers an exceptional living experience tailored to modern requirements. Don't miss your chance to make this exquisite residence your own and enjoy the epitome of luxury living in a welcoming and vibrant community.