



40 Beedon Avenue, Little Lever

£200,000 Freehold

Two bedroom semi detached property • Two reception rooms • Separate garage • Driveway for three vehicles
 • In need of some modernisation • Potential to extend STPP • Walking distance to great schools both primary and secondary • Close to local amenities • Close to motorway links to Manchester • Five minutes walk to Moses Gate Country Park



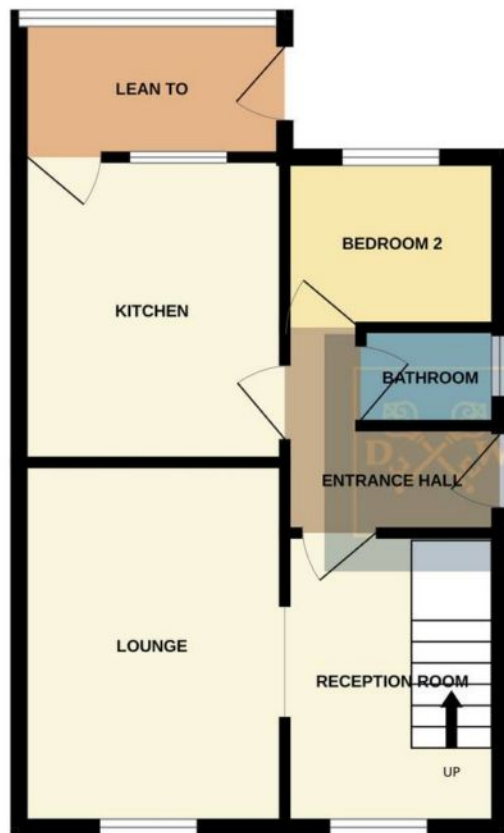


Nestled in a sought-after location, this charming two-bedroom semi-detached bungalow presents an excellent opportunity for those seeking a property teeming with potential. Boasting two reception rooms, a separate garage, and a driveway accommodating up to three vehicles, this residence offers a foundation for a comfortable lifestyle. In need of modernisation, this property eagerly awaits the touch of a discerning renovator. With the potential to extend subject to planning permission, the canvas is open to transforming this bungalow into a bespoke dream home tailored to individual preferences.

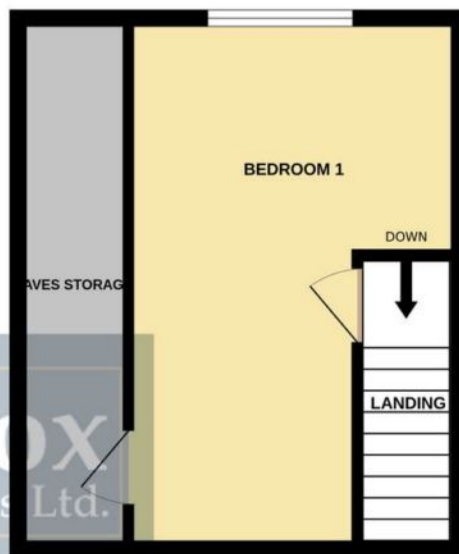


Situated within walking distance of primary and secondary schools, this home is ideal for families seeking educational convenience. In addition, its proximity to local amenities and swift access to motorway links to Manchester ensure a lifestyle blend of ease and connectivity. Furthermore, just a leisurely five-minute stroll leads to the serene expanse of Moses Gate Country Park, offering a verdant retreat for nature lovers and outdoor enthusiasts alike.

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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Beyond the confines of the residence, the outdoor space of this property offers a sanctuary of relaxation and recreation. Encased by a low-level brick wall, the frontage of the property blossoms with a lush lawned area, punctuated by security lights casting a warm glow upon the surroundings. A convenient hose pipe connection to the side facilitates easy maintenance for budding gardeners. Complementing the natural beauty are thoughtfully placed bushes, shrubs, and planters that add a touch of greenery to the external aesthetic. Transitioning to the rear, a flagged patio area provides an inviting space for al fresco gatherings, while a raised flagged patio area offers an elevated vantage point for soaking in the surroundings. The rear garden extends into a generous lawned area, perfect for outdoor activities and leisurely enjoyment. A practical timber shed stands ready to house gardening essentials or outdoor equipment, enhancing the functionality of the space. Enclosing the outdoor haven is a fence panel surround that ensures privacy and security. Completing the outdoor ensemble is a practical flagged driveway that not only defines the property boundary but also provides additional convenience for residents and guests alike.