



Litherland Road, Great Lever, Bolton, BL3 3ET

£110,000

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! REQUIRES A FULL REFURBISHMENT AND MODERNISATION, PRICED ACCORDINGLY, CASH BUYERS ONLY DUE TO CONDITION! A 3 bedroom semi detached property located on Litherland Road in the Great Lever area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance hallway, 2 reception rooms, a kitchen and a rear garden. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, a family bathroom and a separate toilet. Comes with double glazed windows. Warmed by gas central heating. FREEHOLD PROPERTY!

ACCOMMODATION

Entrance Hallway 11' 7" x 6' 1" (3.53m x 1.85m)

The entrance hallway to the front of the property.

Lounge 14' 6" x 13' 6" (4.43m x 4.11m)

Spacious lounge to the front of the property.

Reception Room 2 8' 7" x 11' 11" (2.62m x 3.64m)

A smaller second reception to the rear of the property.

Kitchen 11' 11" x 8' 8" (3.63m x 2.65m)

A good sized kitchen to the rear of the property.

Master bedroom 11' 4" x 13' 9" (3.46m x 4.18m)

A double sized Master bedroom to the front of the property.

Bedroom 2 9' 9" x 11' 11" (2.97m x 3.63m)

Bedroom 3 8' 8" x 8' 8" (2.64m x 2.65m)

A single sized bedroom to the front of the property.

Family Bathroom 6' 10" x 4' 11" (2.08m x 1.49m)

A good sized Family bathroom with a bath tub and a basin. The toilet is separate (adjacent to the family bathroom)

Toilet (Standalone) 5' 3" x 2' 6" (1.61m x 0.77m)

A separate toilet adjacent to the family bathroom.

