



23 Booth Road, Little Lever

£160,000 Leasehold

Two double bedroom terrace property • Two reception rooms • Modern high gloss white kitchen with integrated appliances • Large storage cupboard on first floor • Large rear garden with potential to extend STPP • Offroad parking for one vehicle in the rear garden • Close to Little Lever High School • Walking distance to Moses Gate Country Park • Close to Local amenities • Close to good primary schools



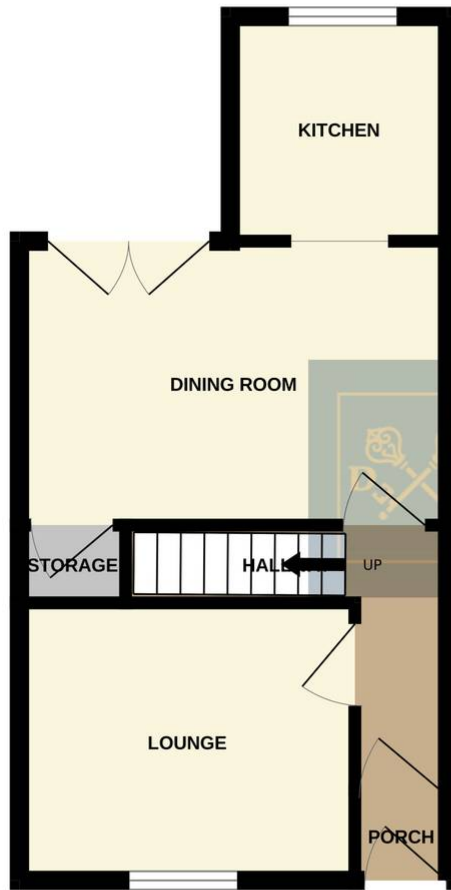


This well-presented two bedroom terraced house offers an ideal opportunity for first time buyers, young families, or those seeking a conveniently located home in the heart of Little Lever. The property features two spacious double bedrooms and two inviting reception rooms, providing flexible living space for relaxing or entertaining.



The modern high gloss white kitchen is equipped with integrated appliances and offers a stylish setting for meal preparation. Upstairs, a large storage cupboard adds valuable practicality. The property is ideally situated close to Little Lever High School and a selection of good primary schools, making it perfect for families. Local amenities are within easy reach, while the scenic Moses Gate Country Park is just a short walk away, providing opportunities for outdoor recreation and relaxation.

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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The outside space is equally impressive and thoughtfully designed. The front yard is fully flagged and bordered by a brick wall, creating a low-maintenance and attractive entrance. To the rear, the large garden is a standout feature, offering a timber decked patio area for alfresco dining, a lawned section for play or gardening, and a second decked patio area ideal for relaxing in the sun. There is ample space for a shed or additional storage, all enclosed by a brick wall for privacy. The garden also benefits from a double timber rear gate, providing secure offroad parking for one vehicle. With the potential to extend (subject to planning permission), this outdoor space offers excellent versatility for future development or simply enjoying as it is.