



34 Grange Avenue, Little Lever
£220,000

Miller Metcalfe
Every step of the way

34 Grange Avenue

Little Lever, Bolton

Available Immediately With No Onward Chain Excellent Cul-De-Sac Location In Little Lever ** This well-appointed and beautifully presented home has been a much-loved family residence for many years and now offers a rare and exciting opportunity for a new owner to make it their own. Occupying a generous and equally enviable plot, the property benefits from ample off-road parking to the front and a well-maintained, private garden to the rear. There is genuine potential to extend over the garage or to the rear, subject to the necessary planning and building consents, making this an excellent long-term prospect. Step inside to discover a spacious open-plan reception room, filled with natural light, alongside a generous kitchen area with space to accommodate a dining table and convenient access to a cloakroom. To the first floor, there are three well-proportioned bedrooms — two doubles and a single - as well as a three-piece shower room. We believe this home would be ideal for a young family seeking a property in a family-friendly location where they can truly put their own stamp on it. Grange Avenue is a quiet and highly regarded cul-de-sac in the ever-popular area of Little Lever. The local village is within walking distance and offers an excellent range of amenities, including shops, schools, leisure facilities and convenience stores. The accommodation briefly comprises an entrance hallway with a door leading to a bright and spacious reception room. From here, a further door opens into the light and airy kitchen, which provides ample space for dining and access to the cloakroom. Stairs rise to the first floor, where you will find two double bedrooms, a single bedroom and a three-piece shower room.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

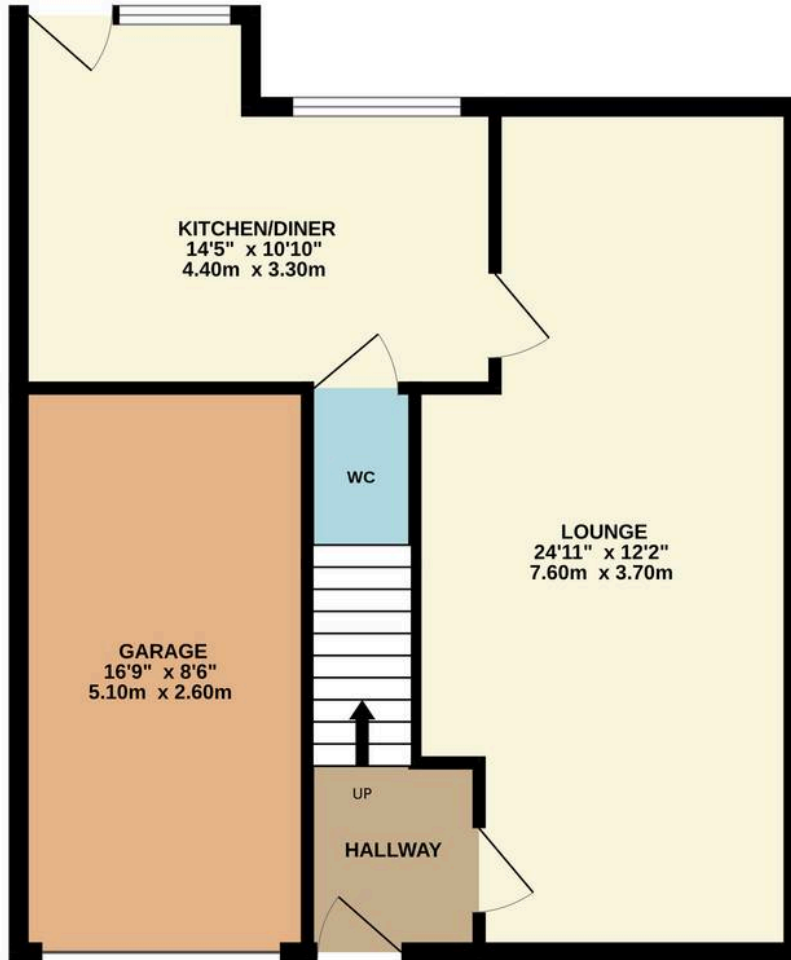




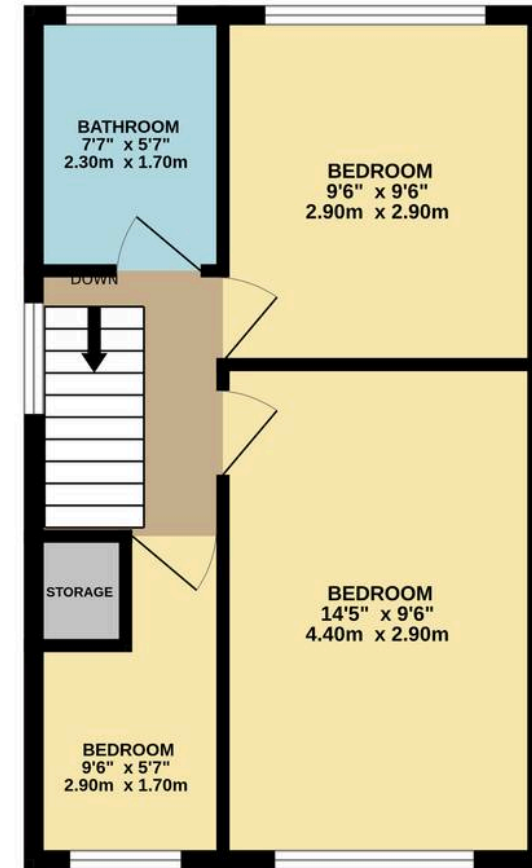




GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 972 sq.ft. (90.3 sq.m.) approx.

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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