

## 2 James Street, Little Lever

£190,000 Leasehold

Fully renovated three bedroom end terrace • Brand new kitchen with integrated appliances • Beautiful brand new bathroom with black power shower over the bath • Freshly decorated throughout along with new flooring • Fully re-wired • Fully replastered throughout • Utility Room • Full gable end repointed • New gutters waste pipes and downspouts • Rear house render





This beautifully presented three bedroom end terraced house has been fully renovated to an exceptional standard, offering a stylish and contemporary living environment ideal for families or professionals. The property welcomes you with a spacious hallway that leads through to a bright lounge and dining room, both featuring elegant wood panelling and finished with new flooring and freshly decorated walls. The heart of the home is the brand new kitchen, which comes complete with integrated appliances and ample storage, making it perfect for modern living.

Adjacent to the kitchen, a practical utility room provides additional space for laundry and storage needs. The property's three bedrooms are all generously sized, offering comfortable accommodation and flexibility for a growing family or those needing a home office. The stunning new bathroom features a sleek black power shower over the bath, contemporary tiling, and quality fittings. Throughout the entire house, you will find solid oak doors, new skirting boards, and architraves, all complementing the fully replastered and rewired interior.

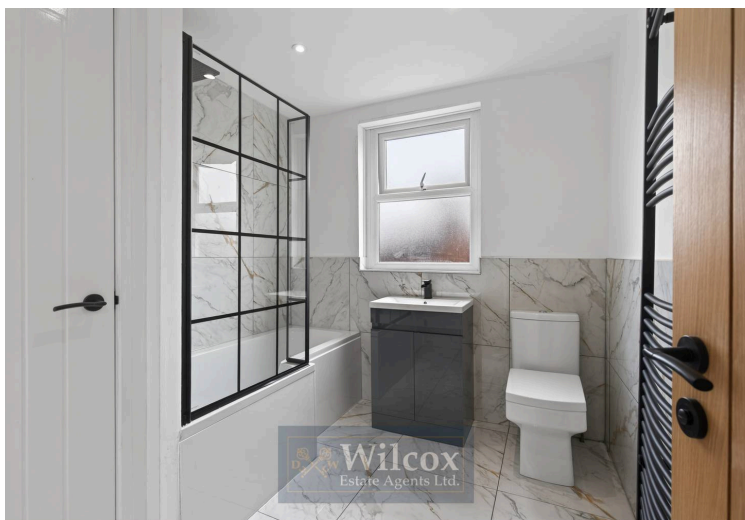
GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.

1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.5 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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Externally, the property boasts a charming and low-maintenance outside space that enhances its kerb appeal and practicality. The front garden is bordered by a low level brick wall, with a stylish tiled pathway leading to the front door, creating a welcoming entrance. The stoned area provides an attractive, easy-care alternative to traditional lawns, and is ideal for pots or planters to add a splash of colour. To the side of the property, a timber gate offers convenient access, perfect for bringing in bikes or garden equipment. This private and secure side access also allows for easy movement between the front and rear of the property, making day-to-day life that little bit easier. The overall external presentation, combined with the extensive renovation works inside, ensures this home is move-in ready and set to impress from the moment you arrive.