



Hill Top, Little Lever, Bolton, BL3 1DA

Offers in the Region Of £175,000

FOR SALE WITH NO ONWARD CHAIN! An extremely well presented 3 bedroom end terraced home located on Hill Top in the Little Lever area of Bolton in Greater Manchester. Briefly comprises of the following, a small landscaped garden to the front, an entrance vestibule, a spacious lounge with a feature inset wood burner fire, a modern fully fitted kitchen in light grey with a feature 7 burner, duel oven range cooker and a chrome extractor hood, plus a spacious low maintenance rear garden. To the upper floor you will find 3 bedrooms, a double sized Master bedroom with 2 single bedrooms (2 bedrooms come with fully fitted wardrobes) and a modern Family bathroom with a 3 piece suite including a vanity basin, toilet and a walk in shower. Comes with double glazed windows and doors throughout, Warmed by gas central heating via a modern combi boiler. (boiler is only 12 months old). An EPC is ordered and will be live on the advert soon. Leasehold property with 862 years left on the lease, ground rent is 15 shillings (75p in new money).



ACCOMMODATION

Entrance Vestibule 4' 1" x 3' 1" (1.25m x 0.93m)

The entrance vestibule to the front of the property. Fitted with a composite entrance door.

Lounge 13' 3" x 14' 3" (4.04m x 4.35m)

A spacious lounge with a feature inset Wood burner fire. Plenty of space for modern furniture to fit easily. Decorated in neutral and grey colours with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 11' 8" x 14' 6" (3.55m x 4.42m)

A modern fully fitted kitchen in light grey with contrasting work tops. Comes with a feature 7 burner gas hob, duel oven range cooker and a chrome extractor hood. Space for a good sized dining table and chairs. Decorated in neutral colours with a grey tiled floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Rear Garden 23' 7" x 15' 8" (7.2m x 4.78m)

A spacious low maintenance garden to the rear.

Master bedroom 13' 7" x 14' 4" (4.14m x 4.38m)

A spacious double sized Master bedroom to the front of the property. Comes with fully fitted wardrobes in cream. Decorated in neutral colours with a medium oak wooden floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 9' 9" x 7' 1" (2.96m x 2.15m)

A single sized bedroom to the rear of the property. Comes with fully fitted wardrobes in cream. Decorated in neutral colours with a grey wooden floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 8' 10" x 7' 3" (2.7m x 2.20m)

A single sized bedroom to the rear of the property. Decorated in neutral colours with a grey carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Family Bathroom 9' 1" x 5' 5" (2.77m x 1.65m)

A modern Family bathroom with a 3 piece suite including a vanity basin, toilet and a walk in shower. Warmed by a gas central heated towel holder.



