



17 Ulleswater Close, Little Lever
£245,000

Miller Metcalfe
Every step of the way

17 Ulleswater Close

Little Lever, Bolton

Perfectly nestled at the foot of a quiet cul-de-sac in the ever-popular Little Lever, occupying a commanding and equally enviable corner plot, stands this wonderfully appointed three-bedroom dormer bungalow.

The property has been a much-loved family home for many years and, whilst dated in parts, beams with incredible potential to renovate and restore. It offers a rare and exciting opportunity for someone looking to make their own mark on a home that provides excellent scope for improvement.

The accommodation is bright, airy and equally versatile, making it well suited to a wide range of buyers. Two bedrooms are located on the ground floor; however, bedroom two could quite easily be utilised as a dining room, conveniently positioned adjacent to the kitchen. A further bedroom is found on the first floor, benefitting from access to two generous boarded loft storage areas. We believe this would make a fantastic purchase for someone looking to downsize without compromising on space. Equally, it would perfectly suit a growing family looking to modernise and create their ideal home.

A standout feature is the impressive corner plot garden, which offers an excellent degree of privacy and plenty of outdoor space to enjoy. The generous plot also presents exciting potential for further extension, subject to the necessary planning permission and building regulations.

The internal accommodation comprises an entrance porch with a door leading into a welcoming hallway. From here, doors provide access to a bright and airy lounge and a front-facing bedroom. Continuing through the property, there is a shower room, a further bedroom or dining room, and a spacious kitchen fitted with a range of base and eye-level units. Stairs rise to the first floor, where you'll find another impressive double bedroom, while the landing provides access via doors to two generous boarded loft storage areas.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

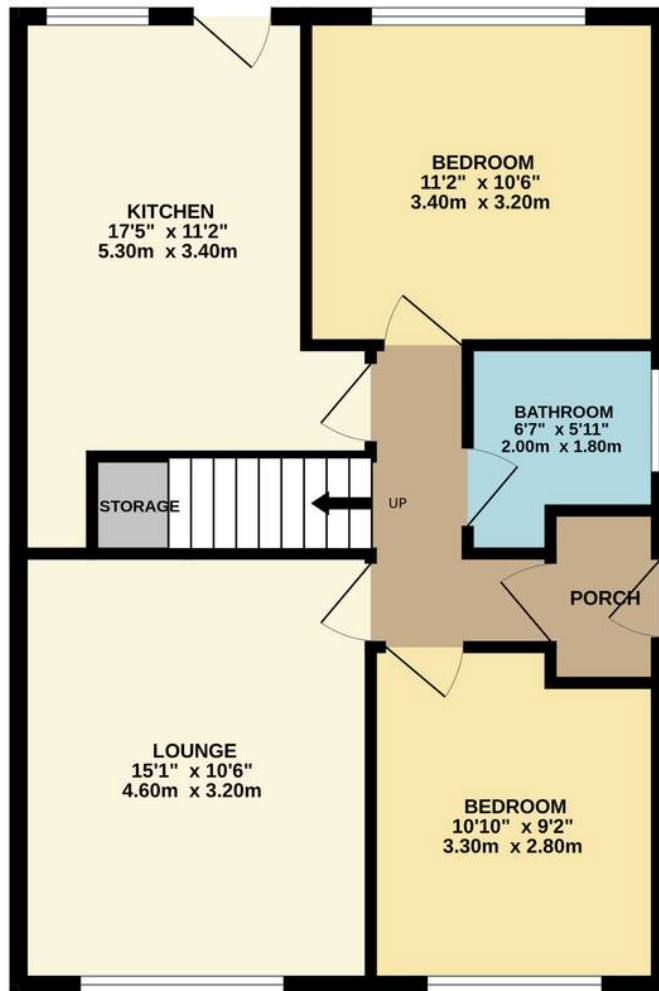




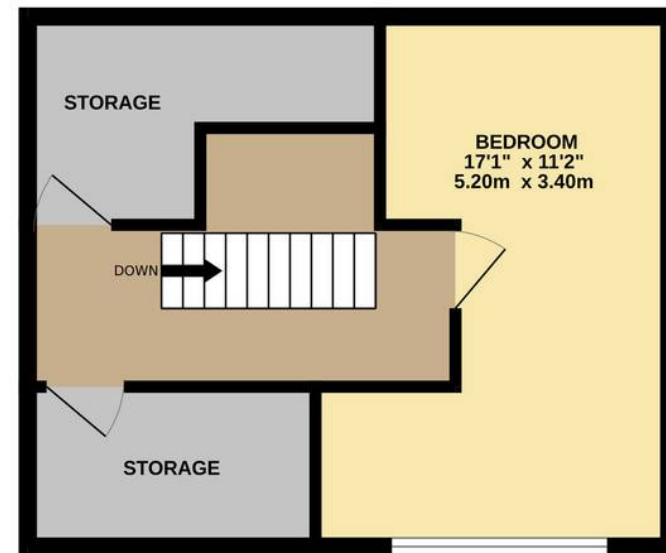




GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 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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