



27 Wilkinson Avenue, Little Lever

£260,000 Leasehold

Three double bedroom semi-detached property • Two reception rooms • Two bathrooms • Utility Room • Modern shaker-style kitchen with marble-effect laminate worktops • Large driveway for multiple vehicles • Detached garage with up and over door • Car port • Beautiful landscaped garden with pergola, storage shed, and potting shed • Close to great schools, both primary and secondary, within 10-15 minutes walk





This beautifully presented three bedroom semi detached house offers generous and versatile accommodation, ideal for modern family living. Upon entering the property, you are welcomed into the heart of the home: a stylish, modern shaker-style kitchen, featuring marble-effect laminate worktops and ample storage. The hallway leads to two well-proportioned reception rooms, perfect for both relaxing and entertaining.

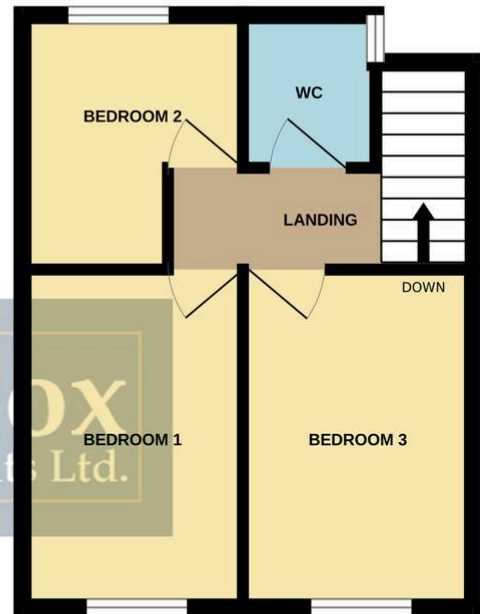


Towards the back of the house is a spacious utility room with room for a washer, a dryer, and lots of storage. Upstairs, there are three double bedrooms, each offering comfortable space and natural light. The property benefits from two contemporary bathrooms, ensuring convenience for busy households. Throughout, the décor is neutral and tasteful, creating a bright and inviting atmosphere. The property is ideally situated close to highly regarded primary and secondary schools, making it a superb choice for families seeking quality education within easy reach.

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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Externally, the property boasts outstanding outside space that has been thoughtfully landscaped for both beauty and functionality. To the front, a large driveway provides off-road parking for multiple vehicles, enhanced by a car port and a separate detached garage (with up and over door and lighting) for additional storage or secure parking. The front garden features a neat lawned area, small planters and an external gas metre box for convenience. At the rear, the beautifully landscaped garden is a true highlight, offering a peaceful retreat for outdoor living. An immediate decked patio area with a stylish pergola provides the perfect spot for al fresco dining or relaxing in the shade. There is also a small flagged patio area, ideal for a bistro set or barbeque, as well as a further lawned area for children to play or for gardening enthusiasts to enjoy. The garden is enclosed by fence panels, ensuring privacy and security, and is enhanced by outside wall lights that create a welcoming ambience in the evenings. This property combines generous indoor space with exceptional outdoor living, making it a rare find in a sought-after location.