



26 Fearney Side, Little Lever
£290,000

Miller Metcalfe
Every step of the way

26 Fearney Side

Little Lever, Bolton

Looking for space, convenience and quality? This beautifully presented four-bedroom semi-detached property offers exceptional appeal and will feel like home from the moment you arrive. Styled with neutral, sophisticated décor throughout, it represents an ideal purchase for a growing family. Arranged over three spacious floors, the accommodation provides a versatile layout designed to suit a range of lifestyles and needs. On the ground floor, a thoughtfully converted garage offers a highly adaptable space. Currently used for storage, this generous room could easily serve as a fourth bedroom, home office, snug, or children's playroom. The property further benefits from two separate sitting rooms, as well as a modern, high-specification kitchen, in addition to three further bedrooms—one of which is a superb master suite complete with en-suite bathroom. This home is a true credit to the current owner and presents a rare and exciting opportunity to move straight into a property defined by quality, comfort, and generous living space. Fearney Side is a quiet and well-regarded cul-de-sac, situated within the popular Little Lever area of Bolton. A wide range of amenities are conveniently close by, including reputable schools, shops, leisure facilities, and supermarkets. The accommodation briefly comprises: an entrance hallway with access to the converted garage and a rear sitting room. Stairs lead to the first floor, where you will find a stunning kitchen featuring a range of base and eye-level fitted units, along with ample space for a dining table. To the rear is a further sitting room, elevated and offering an excellent degree of privacy. On the second floor, the property offers a master bedroom with en-suite bathroom, a main family bathroom, and two additional well-proportioned bedrooms.

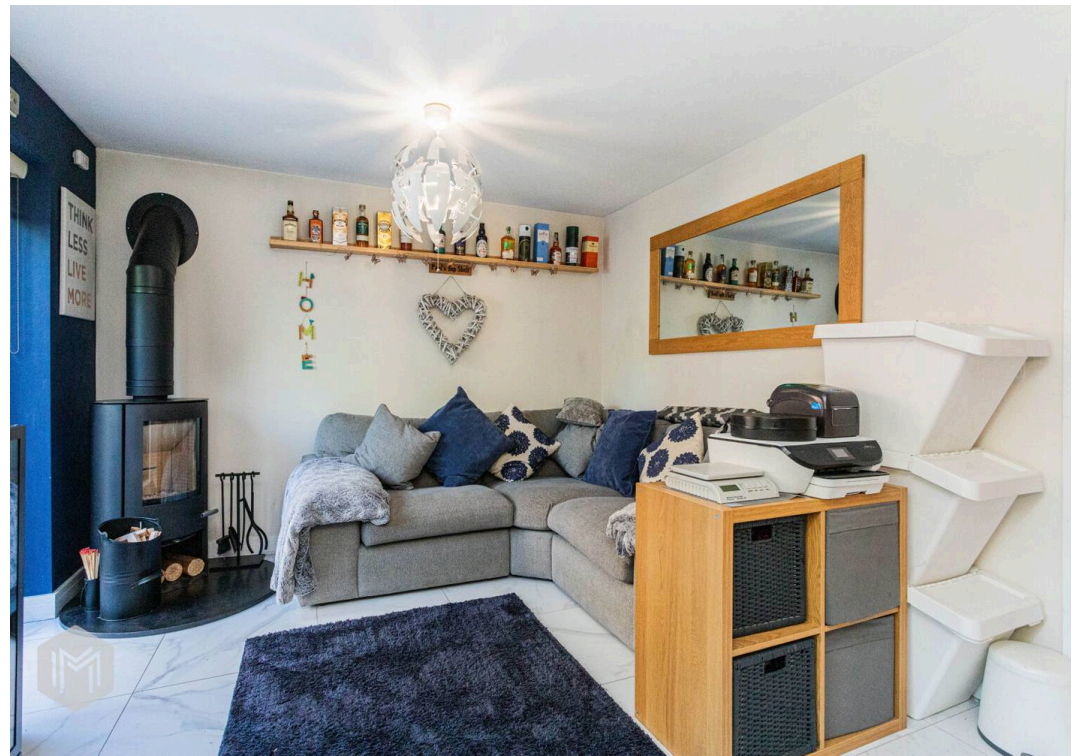
Council Tax band: C

Tenure: Leasehold

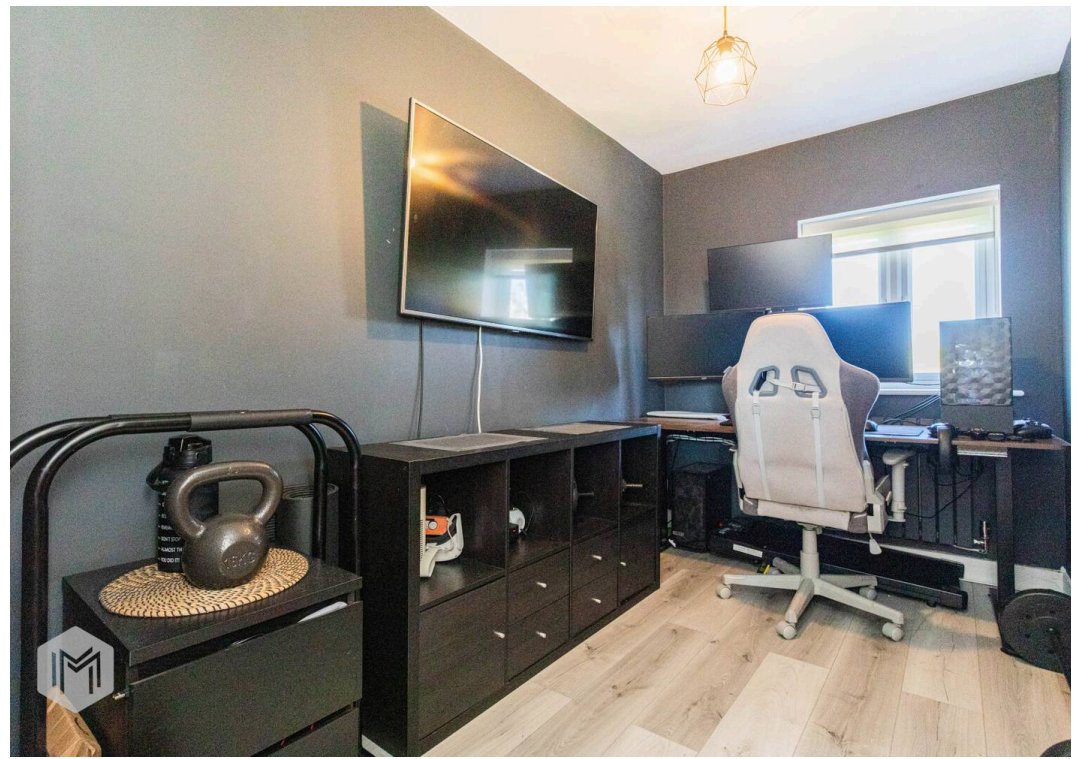
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

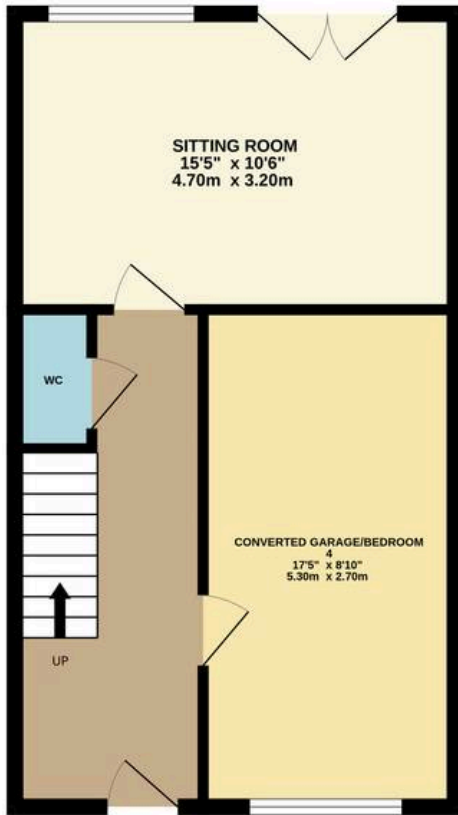




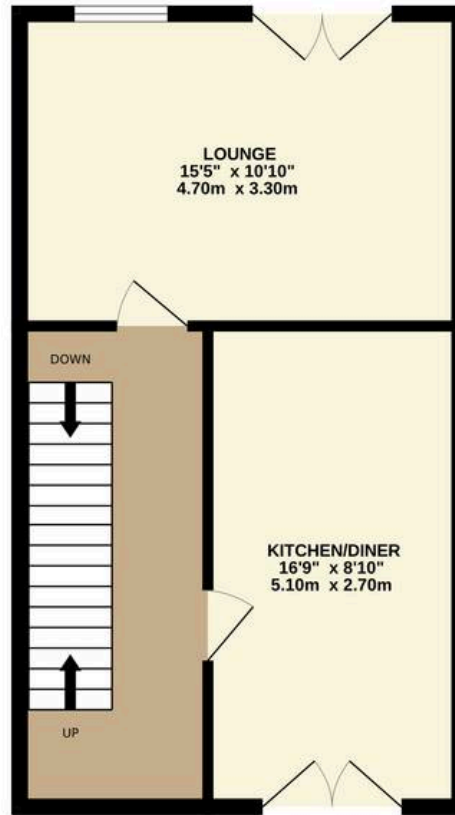




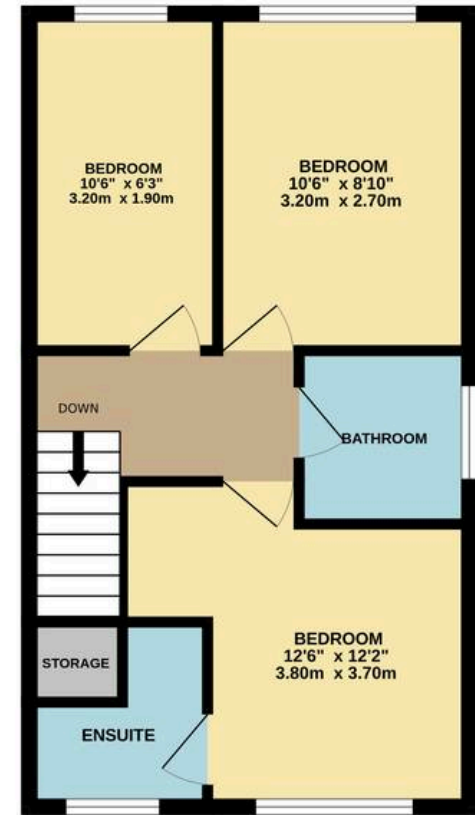
GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



2ND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1315 sq.ft. (122.2 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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Miller Metcalfe - Bolton

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