

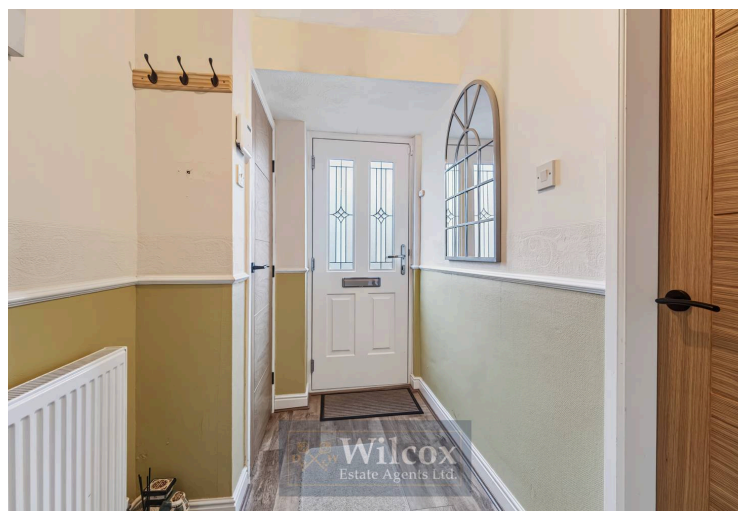
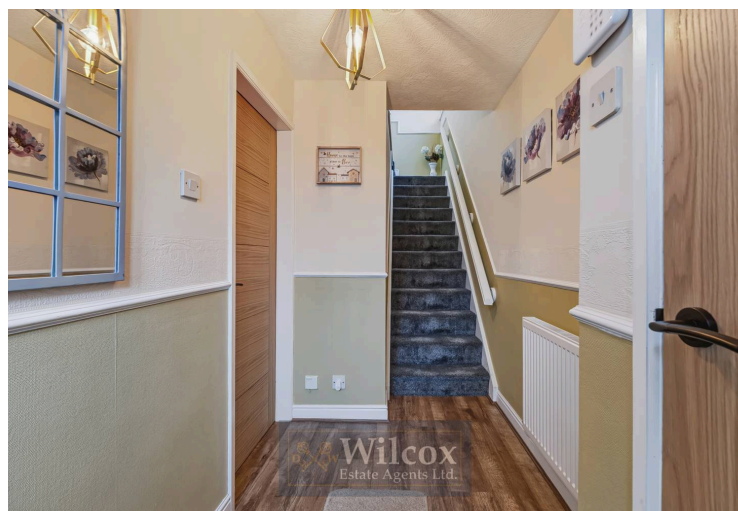


15 Durham Close, Little Lever

£240,000 Leasehold

Three bedroom semi detached property in Little Lever • Brand new kitchen with integrated dishwasher and microwave • Brand new shower room with power shower • Fitted wardrobes in primary bedroom • Brand new flooring throughout • Freshly decorated throughout • Separate brick built garage with up and over door • Brand new central heating system • New windows and doors • Walking distance to great schools both primary and secondary

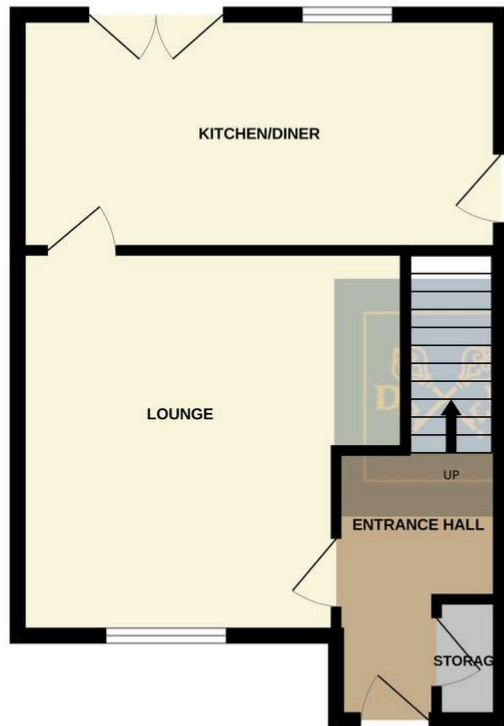




This beautifully presented three bedroom semi detached house is situated in the ever-popular area of Little Lever, offering an ideal family home within walking distance of highly regarded primary and secondary schools. The property has been extensively refurbished to an exceptional standard, featuring a brand new kitchen complete with integrated dishwasher and microwave, perfect for modern family living.

The spacious layout includes a bright and airy lounge, a separate dining area, and a newly fitted shower room with a powerful, contemporary shower. The primary bedroom benefits from fitted wardrobes, providing ample storage, while all bedrooms and living spaces are enhanced by brand new flooring and fresh, neutral décor throughout. The property also boasts a newly installed central heating system and replacement windows and doors, ensuring comfort and energy efficiency year-round. A separate brick built garage with an up and over door offers additional storage or secure parking, making this home as practical as it is stylish.

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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The outdoor space has been thoughtfully designed to offer low maintenance living while still providing attractive areas for relaxation and entertaining. To the rear, a flagged patio area is complemented by established bushes, decorative planters, and a fence panel surround, creating a private and secure environment for children or pets. Double gates open onto a generous driveway, which can accommodate up to four vehicles, and leads directly to the brick built garage. The garden also features a pathway leading to a stoned patio area, ideal for alfresco dining or enjoying the afternoon sun. Outside security lighting provides added peace of mind, while the mix of hard landscaping and mature planting ensures the garden is both appealing and easy to care for. This is a rare opportunity to acquire a turnkey family home with superb outside space and excellent local amenities on the doorstep.