



The Sheddings , Bolton BL3 2JN

OIRO £250,000



Key Features

- 4 Bed semi detached
- Two bathrooms
- Off road parking for numerous vehicles
- Conservatory with new roof
- Popular location
- Close to local amenities & transport links
- EPC rating C
- Freehold



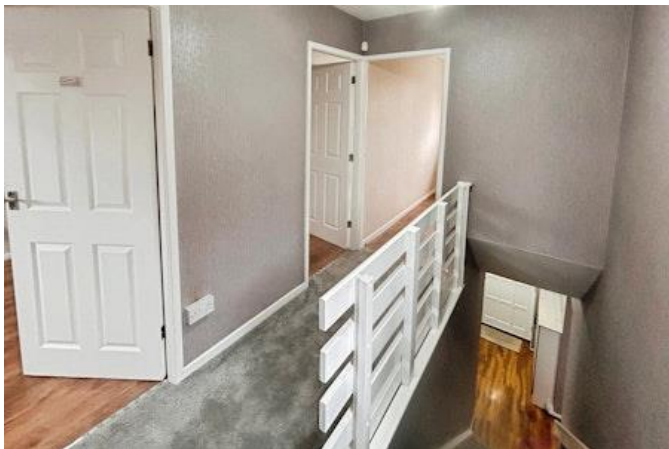


This 4-bedroom semi-detached house for sale in Great Lever, Bolton offers practical, well-planned space suited to families and first-time buyers alike.

On the ground floor, the garage has been converted into a double bedroom with its own en suite, providing flexibility for guests, relatives or anyone preferring level living. The main reception room is open plan with large window, laminate flooring and access to the conservatory and archway to the kitchen, creating a bright social hub that links nicely with the garden. The kitchen benefits from natural light and a good range of wall and base units. Upstairs, the master bedroom and a further double and single bedroom all feature built-in wardrobes. The main bathroom includes a bath, WC and tiled walls and flooring, the ensuite comprises of a walk-in shower cubicle, WC and hand wash basin. The property has an EPC rating of C and falls within Council Tax Band B.



The location offers a blend of nearby schools, local amenities and public transport links. Bolton town centre is within easy reach for shopping, dining and leisure, including access to Bolton Market and the retail and cafe options around the town. Local parks and green spaces around Bolton provide opportunities for walks and play areas.



For commuters, Bolton railway station offers services towards Manchester and beyond, with journey times to Manchester typically around 20-25 minutes. Bus services in the area make it straightforward to connect to the town centre and surrounding neighbourhoods, supporting both work and school travel. This setting suits those looking for everyday convenience in a popular residential area.

Tenure & Council Tax

We are advised that the property is Freehold and Bolton Council Tax band B.

Disclaimer

We endeavour to make our sales particulars accurate and reliable; however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.









