



## 354 Lever Edge Lane

, Bolton, BL3 3HS

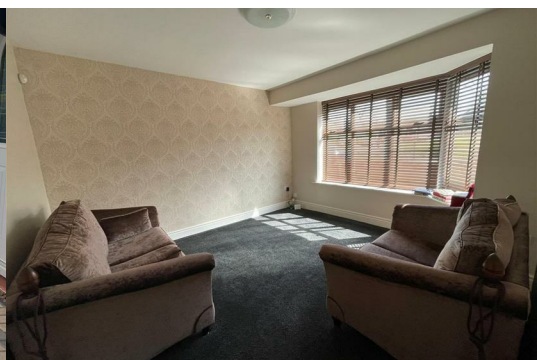
Guide price £270,000



Dwellings Estate Agents are delighted to bring this well-positioned 3-bedroom semi-detached home offering great space and potential in a popular Bolton location.

Driveway for 2 cars  
Entrance hall + spacious lounge  
1 single bedroom & 2 double bedrooms on 1st floor  
Family bathroom  
Large attic space – ideal for storage or future conversion  
Quiet residential area, close to schools & local amenities

This property is perfect for families, first-time buyers, or anyone looking to put their own stamp on a home. The generous loft offers excellent space for additional bedroom.



Area Map



Floor Plans



Energy Efficiency Graph



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