



The Willaston Plot 52, Lever Park Avenue, Bolton

£512,995

**Miller Metcalfe**  
*Every step of the way*

# The Willaston Plot 52, Lever Park Avenue

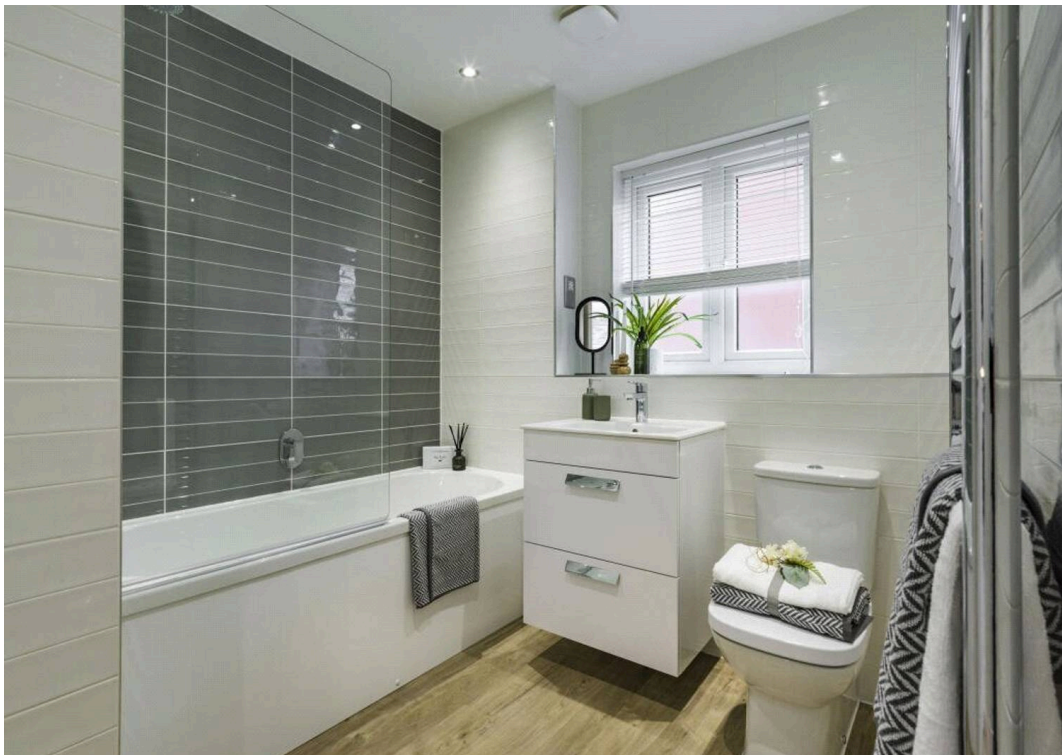
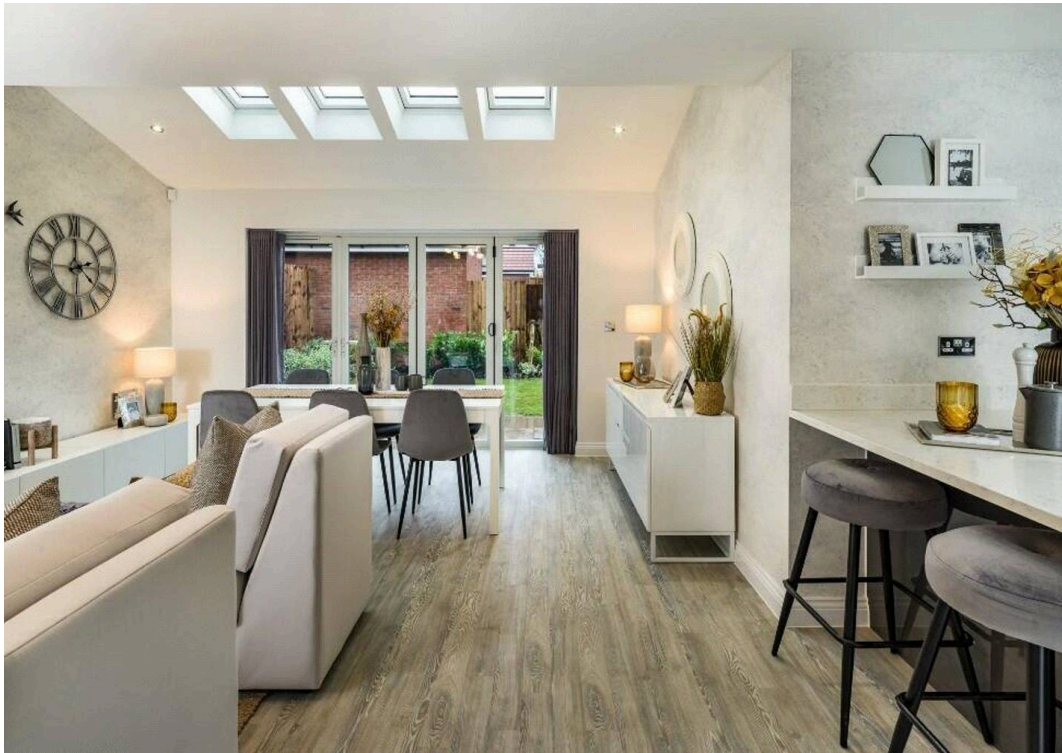
Bolton

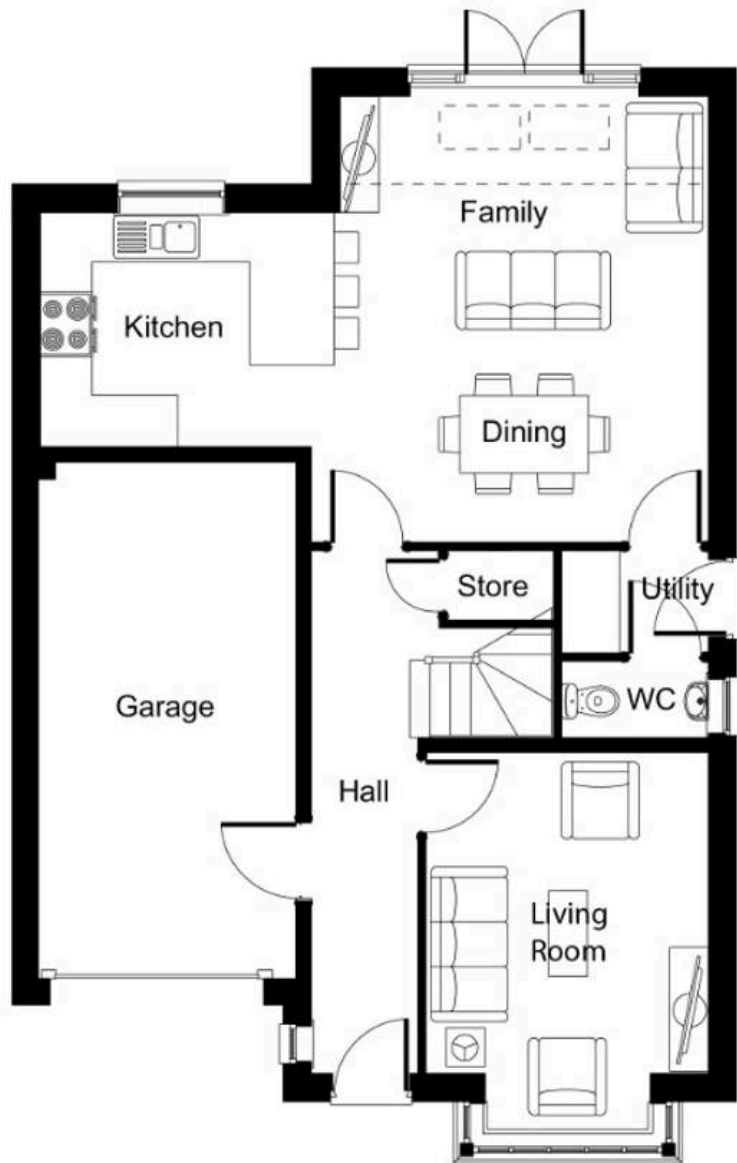
105% PART EXCHANGE AVAILABLE FLOORING INCLUDED AS STANDARD The Willaston is a four bedroom detached home with a large family/dining/kitchen area, featuring French doors to the rear garden, roof light windows and a stylish breakfast area. There is a useful utility room, separate bay fronted living room and a downstairs WC. Upstairs there are four spacious bedrooms, an ensuite to main bedroom and a family bathroom. The Willaston provides an integral garage Modern Living with Style Inside, the homes offer contemporary open plan social spaces, spacious bedrooms and useful storage. Eccleston Homes are mindful of the modern family's needs and lifestyle, providing stunning design and luxury features desired by discerning homeowners, as well as Electric Vehicle chargers across all homes. With access to Superfast Broadband for media and tv capabilities, our homes are equipped for the modern aspiring family An Arts & Crafts inspired development of energy efficient homes, Viscount Green is Eccleston Homes most sustainable project to date. Located just a stones throw from Rivington, these homes have Predicted Energy Assessments of A - Rated. With building fabric and specification enhancements, such as triple glazing, solar panels, waste water heat recovery and increased and more efficient insulation. These features are just some of the ways these latest homes improve energy efficiency and help to lower your day to day running costs. Local Life Viscount Green sits at the edge of Rivington. A walkers delight. You can't be bored in Horwich. As well as everything that Rivington has to offer for the outdoor life, there's also a local cinema and library, residents are just five minutes away from Horwich Leisure Centre on Victoria Rd and 11 minutes away from Middlebrook, the UK's biggest retail and leisure park. Here you can take your pick of much loved eatery chains like Wagamama, Chiquito, TGI Fridays, and Nando's - not to mention floor upon floor of retail - therapy.

Council Tax band: TBD

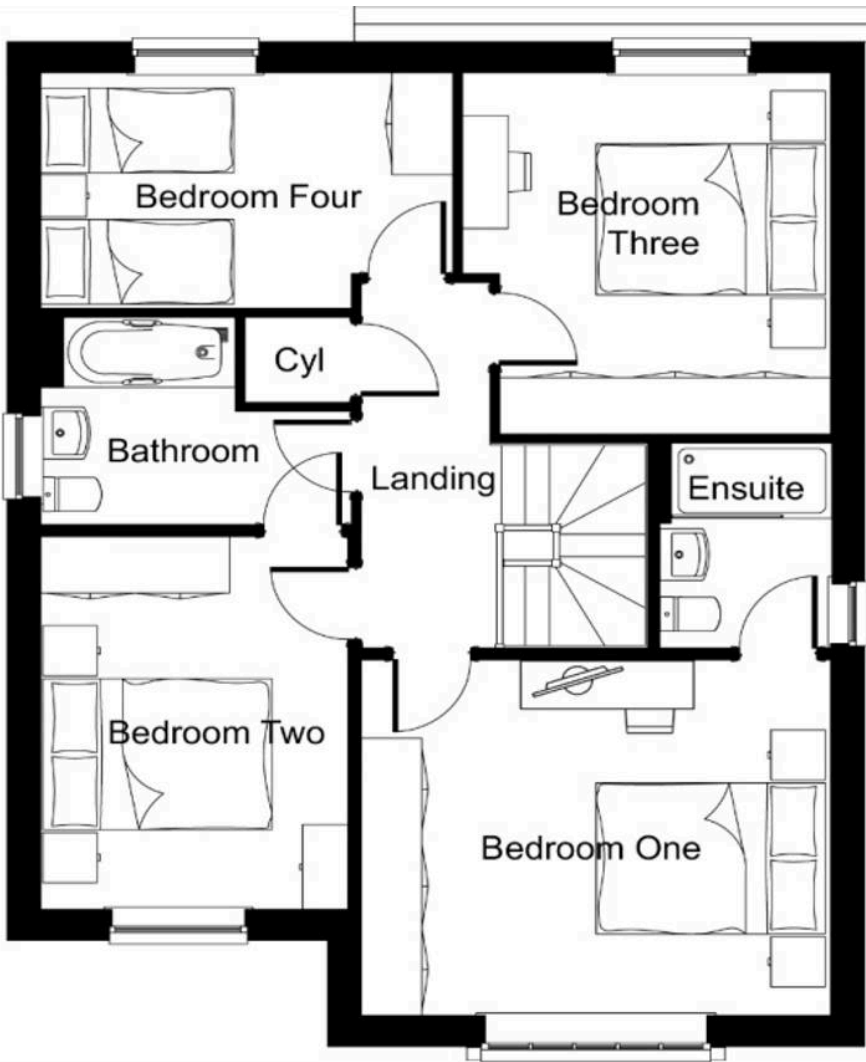
Tenure: Freehold







Room	Dimensions
Living Room	3.72m x 3.29m (plus bay) 12'2" x 10'9" (plus bay)
Kitchen/Dining Room	5.19m x 4.62m 17'0" x 15'1"
Kitchen	3.15m x 2.72m 10'4" x 8'11"
Utility Room	1.71m x 1.19m 5'7" x 3'10"
WC	1.71m x 0.91m 5'7" x 2'11"
Garage	6.0m x 3.0m 19'8" x 9'10"



Room	Dimensions
Bedroom 1	4.62m x 3.80m 15'1" x 12'5"
Ensuite	2.17m x 1.68m 7'1" x 5'6"
Bedroom 2	3.95m x 3.02m 12'11" x 9'10"
Bedroom 3	3.80m x 3.62m (max) 12'5" x 11'10" (max)
Bedroom 4	4.05m x 2.50m (max) 13'3" x 8'2" (max)
Bathroom	3.05m (max) x 2.19m 10'0" (max) x 7'2"

Velux window  
 Point of ceiling height change