

MORGAN H LEWIS



Asking Price £160,000

High Street, Bolton BL3 1LX

- *Well Presented Terraced Home
- *Three Good Bedrooms
- *Two Reception Rooms
- *Off Street Parking
- *Overlooking Green Areas
- *Excellent Local Schools and Amenities
- *Great Commuter Links

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Set within the popular village of Little Lever, this well-presented and deceptively spacious mid-terraced home offers generous accommodation arranged over two floors. The area benefits from a range of local amenities, schools, and convenient commuter links to nearby towns including Bolton and Bury.

The ground floor comprises an entrance hallway, leading through to two generous reception rooms, both well maintained and offering flexible living and dining space. To the rear is a separate kitchen, fitted with a range of wall and base units, tiled flooring and integrated appliances, with doorway leading out to the rear garden.

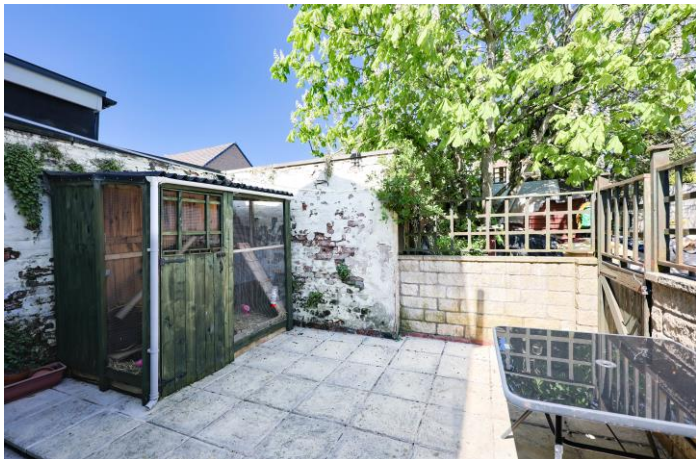
To the first floor are three double bedrooms, all well-proportioned and presented to a good standard throughout. The bathroom is accessed from the landing and is extremely spacious, fitted with a modern white three-piece suite, complemented by a separate walk-in shower and jacuzzi corner bath.

Externally, the property benefits from a private, low-maintenance rear yard, offering a practical outdoor space with access to the rear parking bays.

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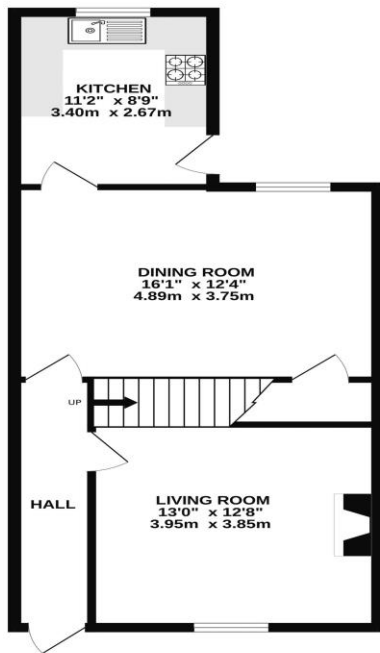


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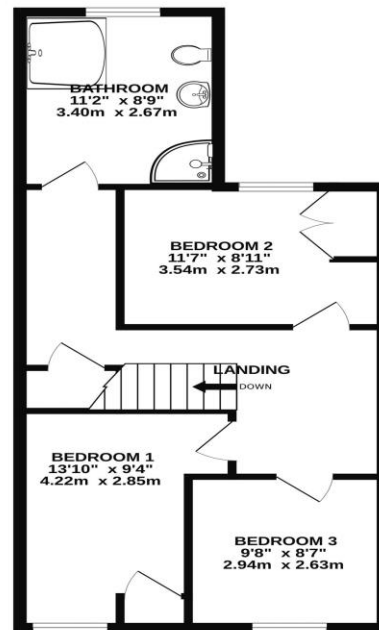


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GROUND FLOOR
543 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 1092 sq.ft. (101.4 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 quantity or efficiency can be given.
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