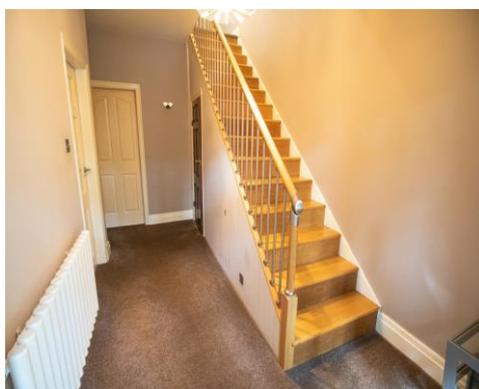




Doe Hey Road, Great Lever, Bolton, BL3 2LW

£385,000

An extremely well presented, very spacious 3 bedroom semi detached home, with a converted loft room, driveway and a landscaped rear garden, located in a semi rural location at Doe Hey Road in the Great Lever area of Bolton. Briefly comprises of the following, an entrance vestibule, entrance hallway, downstairs W.C, a spacious lounge with a feature modern living flame gas fire and surround, a dining room, a large kitchen with an integrated 5 burner gas hob, double oven, chrome extractor hood, dishwasher, a fridge and a freezer, an open plan 2nd Reception room adjacent to the kitchen, and a superb landscaped garden, with a seating area, grass lawn and a bar area. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, (fitted wardrobes to both double bedrooms), a stunning 4 piece Family bathroom with a vanity basin, toilet, deep standalone bath tub and a walk in shower, plus a spacious converted loft room with a fixed stairwell. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Close by to Bolton Hospital, a number of popular high schools and the M60 motorway junction. Leasehold property with 887



ACCOMMODATION

Entrance Vestibule 4' 7" x 7' 9" (1.39m x 2.35m)

The entrance vestibule to the front of the property. Fitted with 2 double glazed windows and door to the front aspect. Space for shoes and coats.

Entrance Hallway 14' 8" x 7' 11" (4.47m x 2.41m)

A spacious entrance hallway to the front of the property. Decorated in neutral colours with a grey coloured carpet. Warmed by a gas central heated radiator.

Lounge 13' 5" x 13' 1" (4.10m x 4.00m)

A very spacious lounge with a feature inset modern gas fire and surround. Plenty of space for modern furniture to fit easily. Decorated in neutral colours with a grey coloured carpet. Fitted with a double glazed window to the front and side aspects. Warmed by a gas central heated radiator.

Dining Room 15' 0" x 11' 8" (4.56m x 3.56m)

A spacious dining room to the rear of the property. Decorated in grey colourways with a grey coloured carpet. Fitted with double glazed french doors to the rear aspect, with a pair of internal doors that lead through to the lounge to the front. Warmed by a gas central heated radiator.

Kitchen 15' 6" x 8' 10" (4.73m x 2.70m)

A large modern fully fitted kitchen with an integrated 5 burner gas hob, double oven, chrome extractor hood, dishwasher, a fridge and a freezer. Plumbed in for a washing machine. Fitted with double glazed windows to the rear.

2nd Reception Room 15' 7" x 9' 7" (4.75m x 2.93m)

An open plan 2nd Reception Room, adjacent to the kitchen. Decorated in grey and neutral colours with a grey tiled floor. Warmed by a gas central heated radiator.

Rear Garden

A fantastic landscaped rear garden with a block paved patio area, grass lawn, seating area and a bar area.

Master bedroom 14' 10" x 10' 4" (4.52m x 3.15m)

A double sized Master bedroom to the front of the property. Comes with fully fitted wardrobes in a deep red colourway. Decorated in neutral colours with a dark grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 15' 4" x 9' 10" (4.68m x 3.00m)

A second double sized bedroom to the rear of the property. Comes with fully fitted wardrobes in grey. Decorated in grey and neutral colours with an oak wooden floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 10' 6" x 8' 0" (3.2m x 2.44m)

A single sized bedroom to the front of the property. Decorated in neutral colours with an oak wooden floor. Space for fitted or free standing wardrobes. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Family Bathroom 8' 6" x 9' 4" (2.60m x 2.85m)

A stunning 4 piece Family bathroom with a vanity basin, toilet, a deep standalone bath tub and a walk in shower with a glass shower screen. Comes with fully tiled walls and flooring. Fitted with 2 double glazed windows to the rear aspect. Warmed by a chrome towel holder.

Converted Loft Room 20' 3" x 21' 5" (6.16m x 6.52m)

A spacious converted loft room with a fixed stairwell. Decorated in neutral colours with a grey coloured carpet. Fitted with double glazed velux windows.



