



25 Danecroft
Little Lever, Bolton, Lancashire, BL3 1LL

Offers In Region Of
£92,000

Property Features

- 2 Bedroom Upper Floor Apartment for sale
- Open plan Lounge/Diner/Kitchen
- Close to Little Lever Village Centre
- Boiler recently serviced
- Ideal for first time buyers
- White goods included
- Two double bedrooms
- Leasehold Property



STEP INSIDE

Located on the top floor, this lovely 2 bedroom apartment is being brought to market with no upward chain. The entrance hall leads you into the spacious open plan Lounge/Kitchen/Diner. The lounge is a bright open space with plenty of room for living room furnishing. The Juliet balcony gives you the option to allow fresh air to flow through on the hot summer days. The kitchen features a range of wall and base units with complementary work surfaces. Further benefits include, a built in electric oven with gas hob and overhead extractor fan. There is space for a tall fridge freezer and plumbing for a washing machine (white goods included). The kitchen also houses the boiler, which has recently been serviced. Bedroom one is located to the front of the property, offering plenty of space for bedroom furnishings, a fitted carpet, double glazed window, radiator and comes with a large free standing wardrobe. Bedroom two is also positioned to the front of the property, this double bedroom features a carpet, radiator, double glazed window and fire with surround. The bathroom is a white three piece suite including, a bath with overhead shower and glass screen, WC, wash basin, radiator and vinyl flooring . There is allocated parking available to the rear and visitor spaces to the front.

LOCATION

Little Lever is the smallest of the Borough's local town centres but certainly has a larger than life community. Little Lever's strength is that it has a centre which caters for the community it serves. The facilities within the Town Centre briefly include, a library which also houses



the Access Bolton Service, Barbers, Cafes, Beauty Salons, Post Office, Chemist, Doctors Surgery, Dentist plus much more. Tesco Supermarket opened its doors approx. 4 years ago which became a great addition to the already thriving community. Little Lever offers the best of both worlds, with its bustling shopping area to its tranquil rural walks which are easily accessible. There is local schooling at both Primary and Secondary level and transport links readily available to take you into, Bolton, Bury, Radcliffe and Manchester.

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