



21 First Avenue

Little Lever, Bolton, Lancashire, BL3 1DG

Offers In Excess Of  
£130,000

# Property Features

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- 2 BEDROOM TERRACE FOR SALE
  - NO UPWARD CHAIN
  - FULLY REFURBISHED
  - POTENTIAL INVESTMENT OPPORTUNITY
  - DOUBLE GLAZED THROUGHOUT
  - TWO DOUBLE BEDROOMS
  - IDEAL FOR FIRST TIMES BUYERS
  - FREEHOLD
- 

## STEP INSIDE

The property has received an impressive refurbishment throughout. This could be your first home or it is a landlords dream property, due to our inclusive landlord package more on that later.

This lovely home consists of an entrance hallway, leading to the spacious open plan lounge/diner and kitchen to rear. The kitchen leads out into the secure rear garden.

From the dining room into kitchen located to the rear aspect, featuring a range of high gloss white wall and base units with complementary work surfaces, space for a washing machine, free standing cooker and fridge freezer.

Up the staircase where you will find the two bedrooms that will both accommodate a double bed and ample additional furnishings. Also, on this floor is the beautiful family bathroom which is all brand new and comes with 3 piece suite and an electric shower with glass screen.

To the front of the property there is a grassed area with surrounding fence panels and overlooks the greenery.

To the rear of the property there is the low maintenance garden, featuring a flagged patio area, storage shed and access to the back via a rear gate.

Please Note: This property is located in a pedestrianised square making it extremely safe for children. There is



plenty of parking available on the perimeter just a 10 second walk from the house.

This property really needs to be seen to fully appreciate the finish and effort that has been lovingly taken with this property.

Are you a landlord looking for a "turn key" investment? Then this is the property for you.

Freehold property

Council tax band - A

EPC (Energy Performance Certificate) rating - C

### LOCATION

Located on Sixth Avenue, on the outskirts of Little Lever, this property is positioned close to a number of facilities briefly including, Moses Gate Country Park which is also known as Crompton Lodges. Here you can enjoy a nice walk around the lodge or visit the children's adventure park. The Jolly Carter is within walking distance of the property, serving food and offering live sports coverage. Within a short distance of the property you will find Bowness Primary School & Little Lever Secondary School, ideal for all you busy parents rushing off to work. There is a petrol station and convenience store located on the main road and you can access the local bus route leading into Bolton, Radcliffe and Farnworth.

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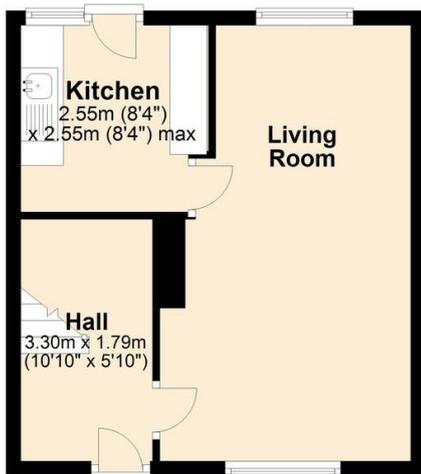


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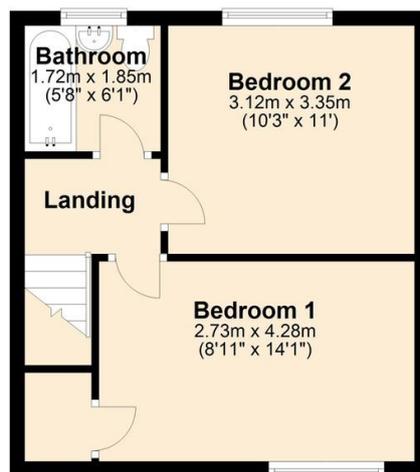
### Ground Floor

Approx. 31.5 sq. metres (338.7 sq. feet)



### First Floor

Approx. 31.5 sq. metres (338.7 sq. feet)



Total area: approx. 62.9 sq. metres (677.5 sq. feet)

79 - 81 Market  
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