



21 First Avenue

Little Lever, Bolton, Lancashire, BL3 1DG

Offers In Excess Of
£130,000

Property Features

- 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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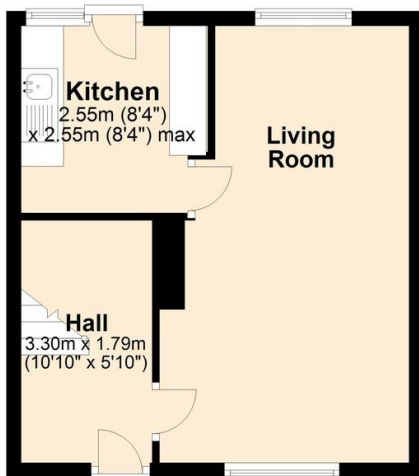


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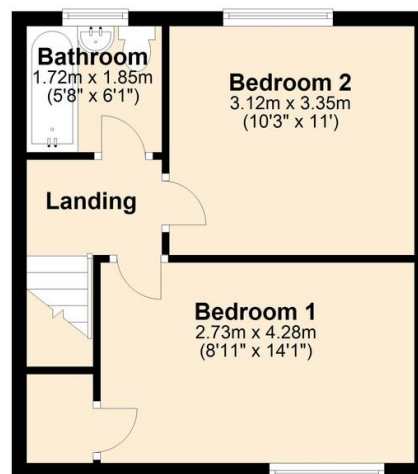
Ground Floor

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)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements