





Offers In Region Of £275,000

5 Ennerdale Close

Little Lever

Bolton

Lancashire

BL3 1UQ

EPC Rating C



STEP INSIDE

Externally, the front of the property presents an ample driveway and a well-maintained lawn, adding to its charming curb appeal.

The lounge is located at the front aspect, featuring a delightful fireplace and a fitted carpet. The room is adorned with a ceiling light, offering a welcoming space to accommodate your preferred furnishings.

On the ground floor, there is a versatile double bedroom situated at the front, currently serving as a home office but easily convertible into a bedroom or dining room based on your needs.



Moving towards the rear of the house, you'll find the dining room, offering picturesque views of the rear garden. The room also houses a staircase leading to the first floor accommodations and boasts French doors providing access to the garden.

The kitchen is well-equipped with a range of solid wood wall and base units for storage, complemented by practical work surfaces. It includes a built-in double oven, gas hob and overhead extractor fan. The kitchen features partly tiled walls, an integrated fridge/freezer and washing machine, a ceiling light and a convenient breakfast bar. A door leads to the rear garden, while a window offers a pleasant view and natural light. Additionally, there's a storage cupboard for items like the ironing board and cleaning products, finished off nicely with laminate flooring.



The ground floor also holds a bathroom, located on the side aspect. This bathroom offers a 3-piece suite complete with an overhead electric shower. The walls and flooring are fully tiled and a frosted double glazed window ensures privacy.

Heading up to the first floor, you will find three bedrooms and a shower room.

The principal bedroom, situated at the front, boasts a bright and spacious feel. It features a range of fitted wardrobes with mirrored sliding doors, a fitted carpet, a double glazed window and a ceiling light.

Bedroom Two is positioned at the rear and is adorned with a large Velux window. The room includes a fitted carpet, a radiator and offers space for furnishings.

Bedroom Three, located at the front, is spacious enough for comfortable living. It offers a grey carpet, a radiator, a double glazed window and room for additional furnishings.

Completing the first floor amenities, there is a modern shower room. It includes a shower cubicle, a WC and a wash basin with an enclosed vanity unit. The room is equipped with a radiator, partly tiled walls and a double glazed window.

Outside, the rear garden is a landscaper's dream, boasting tiered levels, a charming pond and well-established trees and shrubs. The garden features a well-manicured lawn and complete borders, all leading to easy access to the single detached garage.

The rear garden of this delightful property is a sunlit haven, offering the pleasure of sunshine all day long. It provides a perfect space to host gatherings with family and friends, inviting them over for a delightful BBQ or an enjoyable al fresco dining experience. The landscaped garden's well thought out design allows for ample open space, ensuring plenty of room for everyone to relax and have a great time. Whether it's soaking up the sun's rays or sharing laughter filled moments, this inviting outdoor oasis promises endless opportunities for memorable gatherings.

Freehold

The land in this title is subject to a perpetual yearly rent charge of £15 created by a Transfer dated 21

July 1972

EPC Rating D

Council Tax C

LOCATION

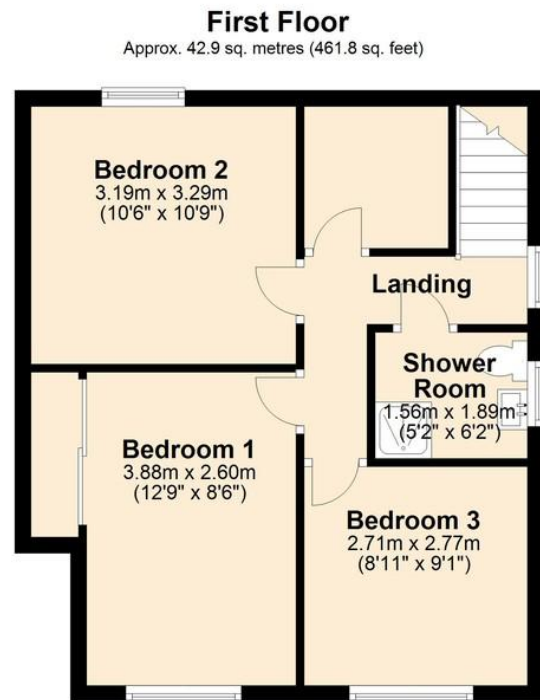
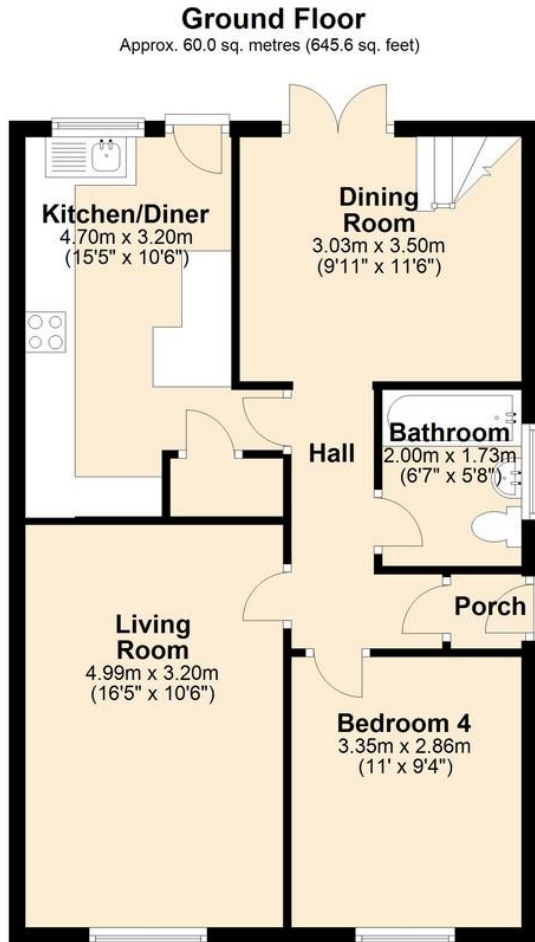
Located on Ennerdale Close in Little Lever, this property is ideally situated near various convenient facilities, including the village centre, where you can find a variety of shops such as the Tesco Supermarket and Post Office, among others. Additionally, Bowness Primary School and Little Lever Secondary School are just a short distance away, making it convenient for parents heading to work. For those who enjoy outdoor activities, rural walks leading to Stoneclough are easily accessible, offering opportunities for dog walking and leisurely strolls in the beautiful countryside.

Furthermore, residents can take advantage of the regular bus route circulating through the village, connecting to the main centre. Excellent transport links are available, with a bus service connecting to Bolton and Bury, as well as onward links to Manchester through the Metrolink from Radcliffe and the train station from Moses Gate.

Tenure: Freehold (£15 Rent Charge)

Council Tax Band: C

Local Authority: Bolton Metropolitan Borough Council



Total area: approx. 102.9 sq. metres (1107.4 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 for general guidance purposes only 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