



30 Fifth Avenue
Little Lever, Bolton, BL3 1DW

Offers In Region Of
£142,995

Property Features

- 4 Bed Semi Detached Property For Sale
 - NO UPWARD CHAIN
 - Solar Panels
 - Full refurbishment approx. 3 years ago
 - Single Storey Extension to the rear
 - Modern décor throughout
 - Ground floor double bedroom and wet room
 - Leasehold Property
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STEP INSIDE

We are excited to bring to the market this immaculate, Three Bedroom, Semi Detached property, situated close to excellent facilities.

You are welcomed in through the entrance hallway and into the spacious living room which is tastefully decorated and fitted with Parquet flooring. This is a light and airy room with a UPVC window to ensure plenty of natural light. Further benefits include, featuring a gas fire, ceiling light and plenty of space for living room furniture of your choice. The rooms leads through into the kitchen and the fourth ground floor bedroom.

Leading through to the fourth bedroom which is within the extension to the rear of the property, this double bedroom offers, Parquet flooring, spotlights, double glazed window, radiator and room for additional bedroom furniture. Following on from the bedroom into this fantastic wet room featuring a shower, WC and wash basin with vanity unit. Further benefits include, fully tiled walls, spotlights and radiator.

The lovely spacious Kitchen/Diner is the last room to visit on the ground floor, which is fitted with a multitude of cream high gloss wall and base units for plenty of storage. The kitchen features, plumbing for a washing machine, integrated fridge freezer & Dishwasher, pull out larder unit, vinyl flooring and space for a free standing gas cooker. The dining area could comfortably accommodate a table and chairs and there are French Doors leading out into the rear garden.

Upstairs to the first floor now where you will find three



bedrooms and a family bathroom. Bedroom One is located to the front of the property offering ample space for bedroom furniture and has recently been redecorated with modern decor and luxury carpet. Further features include, a handy storage cupboard, ceiling light, radiator and double glazed window. The second bedroom is also a good size and is situated to the rear aspect, again this room could easily accommodate ample furniture.

Bedroom Three is located to the front of the property, benefiting from, a fitted carpet, double glazed window, ceiling light, radiator and a built in cupboard which could be used as a wardrobe.

The stylish white and grey bathroom offers a three piece bathroom suite including bath with shower over and glass screen, toilet, wash basin and vanity unit. The chrome heated towel rail, two UPVC windows, tiled walls and flooring complete the room nicely.

The rear garden is very low maintenance, fully decked with a gate to the rear for access.

LOCATION

Located on Fifth 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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