



39 Sunningdale Court  
Little Lever, Bolton, BL3 1LZ

Offers In Region Of  
£100,000

# Property Features

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- 2 Bedroom Ground Floor Apartment for sale
- NO UPWARD CHAIN
- Two bedrooms
- Shower room
- Secure allocated parking
- Much sought after development
- Ideal for first time buyers
- Leasehold property



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## STEP INSIDE

As you step inside No 39, you are firstly greeted by the entrance hallway leading to all living areas within the property. The first room to the left of the hallway is the bedroom two, this room features a fitted carpet, double glazed window, ceiling light, storage heater and space for bedroom furniture.



The spacious lounge/diner is a real feature within the property, with a lovely fireplace, fitted carpet, ceiling fan light, double glazed window, storage heaters and plenty of room for living and dining room furnishings.

The kitchen offers a range of wall and base units with complimentary work surfaces, a built-in electric oven and hob with overhead extractor fan. Further benefits include, an integrated washing machine, partly tiled walls, ceiling light, vinyl flooring and space for a fridge freezer.



Bedroom One offers two double built in wardrobes, shelving, ceiling light, fitted carpet, storage heater and double-glazed window.

The shower room features a white suite, including a double shower cubicle with surrounding glass screen, WC and wash basin. Further features include, ceiling light, extractor fan, vinyl flooring and partly tiled walls.



## 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. 5years 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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