



61 Aintree Road
Little Lever, Bolton, BL3 1EP

Offers In Region Of
£179,995

Property Features

- 2 Bedroom Semi Detached for sale
 - NO UPWARD CHAIN
 - Double glazed throughout
 - Single detached garage
 - Car port
 - Fully alarmed
 - Shower room to ground floor
 - Bathroom to first floor
 - EPC rating
 - Leasehold property
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STEP INSIDE

This lovely, 2 bedroom, Semi Detached Bungalow is coming to market offered with no upward chain.

The lounge is situated to the front aspect, offering a double glazed window which provides plenty of natural light, radiator, light fitting, feature remote gas fire with surround, remote controlled blinds, fitted carpet and space for living room furnishings.

The kitchen/diner is located to the rear aspect offering a full range of white high gloss wall and base units with complimentary work surfaces. Further features to this lovely kitchen include, a built in double electric oven, gas hob with overhead extractor fan, strip light, radiator, tiled splash back, double glazed window, storage cupboard, vinyl flooring, space for a washing machine and fridge freezer and rear door leading out into the garden area.

The wet room is located on the ground floor, featuring a walk-in shower, WC, wash basin, chrome wall mounted radiator, extractor fan, double glazed frosted window and fully tiled walls.

Bedroom two is also located on the ground floor benefiting from a fitted carpet, double glazed window, radiator, ceiling light and offers space for bedroom furnishings.

The dining area is to the rear of the property with patio doors leading into the rear garden and staircase leading to the ground floor.



Bedroom one is located on the first floor, offering a range of fitted wardrobes, drawers and a dressing table. Further features include a double-glazed window, ceiling fan light, fitted carpet, radiator and ample room for bedroom furnishings.

The bathroom is located on the first floor featuring a corner bath, WC, wash basin, double glazed window and boiler cupboard.

Externally, to the front of the property you will find a flagged driveway ideal for off road parking leading to a car port and single detached garage. To the side of the driveway is a garden mainly laid to lawn with surrounding borders.

The rear garden benefits from a flagged patio area, small lawn, single detached garage and high conifers providing privacy to the rear.

LOCATION

Located on Ascot Road in Little Lever, this property is ideally located for a number of convenient facilities, some of which briefly include; The village centre, where you can access plenty of shops including the Tesco Supermarket, Post Office plus many more. St Teresa's Primary School and Little Lever Secondary School are just around the corner, ideal for parents rushing off to get to their place of work. Rural walks are just a short distance away, leading all the way into Stoneclough, ideal for dog walking or a leisurely stroll and taking in the wonderful countryside. There is a regular bus route that travels around the village taking you to the main centre and there are also excellent transport links with a bus service to Bolton and Bury and onward links to Manchester via the Metrolink from Radcliffe and the train station from Moses Gate.

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