



25 Whittington Close
Little Lever, Bolton, BL3 1LY

Offers In Region Of
£250,000

Property Features

- 4 Bedroom Detached Property
 - Four bedrooms
 - En-Suite to main bedroom
 - Newly fitted stylish family bathroom
 - Single integral garage
 - Driveway ideal for off road parking
 - Modern open plan Kitchen/Diner
 - Superb Summer house
 - Contemporary fixtures and fittings throughout
 - EPC Rating C
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STEP INSIDE 25 WHITINGTON CLOSE

As you approach this impressive, 4 bedroom, detached property, you will be struck by its size and quality of fixtures and fittings on offer.

The property has been lovingly upgraded in parts over the last couple of years by the current owners.

On entering the property, you are welcomed into the entrance hallway, offering laminate flooring, a radiator, ceiling light, access into the lounge and staircase leading to the first-floor accommodation.

The lounge is situated to the front aspect, with a beautiful bay window offering plenty of natural light. Further benefits include, luxury fitted carpet, ceiling light, radiator, double glazed windows with fitted wooden shutters and plenty of space for living room furnishings.

To the rear aspect of the ground floor, you will find the well-equipped kitchen which is fitted with an array of cream high gloss wall and base units for plenty of storage.

There is a built-in electric oven with gas hob and overhead extractor, which would be perfect for any cooking enthusiasts. There is also an integrated fridge/freezer, dishwasher and washing machine. The Kitchen/Diner offers plenty of space for dining room furnishings and with a huge storage cupboard. The dining area gives you access to the integrated garage, downstairs WC and French Doors leading onto the rear garden.

Up now to the first floor where you will find a beautiful recently fitted bathroom and four bedrooms.

The bathroom is partly tiled with white high gloss tiles and includes a white three-piece suite, a P shaped



bath an overhead shower with glass screen, WC and sink with enclosed vanity unit. The bathroom is also fitted with a ceiling light, radiator, laminate flooring, modern wall mounted radiator and is just the perfect place to relax after a busy day.

Along now to the first of the three bedrooms.

Bedroom One is located on the first floor to the front aspect, offering a luxury grey carpet, ceiling light, radiator, built in wardrobes, double glazed window and ample room for bedroom furnishings. The main bedroom also offers access into the en-suite (which is currently under full refurbishment).

The next large double bedroom is located on the front aspect. This room is carpeted and with a double-glazed window, plenty of space for wardrobes, ceiling light, radiator and plenty of additional bedroom furniture.

The third bedroom is located to the rear aspect and offers a fitted carpet, double glazed window, ceiling light radiator and space for bedroom furniture.

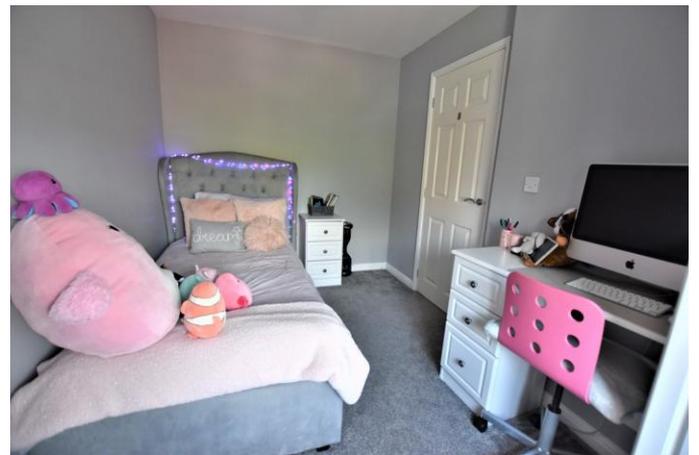
The fourth bedroom is located to the rear aspect and offers a fitted carpet, double glazed window, ceiling light radiator and space for bedroom furniture.

Outside to the front of the property there is a well-manicured lawn and a driveway leading to a single detached garage.

The rear garden is a real feature to this beautiful property, offering plenty of outdoor space and is fully enclosed for all the family to enjoy. With artificial grass, Indian Stone patio areas and a lovely border full of established plants and trees. A huge added bonus to this amazing garden, is the recently completed Summer house/Bar, ideal for all year-round entertainment. The rear garden also offers access to the driveway, leading down the side of the property which is ideal for storing bins etc.

LOCATION

Located on Whittington Close, with beautiful rural walks close by and a huge selection of amenities, this location is just perfect for family living. 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. 4 years 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. The Meccano footbridge Bridge is within a 10 minute walk away, where you can enjoy beautiful countryside walks along the canal.



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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