



46 Duxbury Avenue  
Little Lever, Bolton, BL3 1PX

Offers In Region Of  
£195,000

# Property Features

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- 4 Bedroom Semi Detached Bungalow
  - NO UPWARD CHAIN
  - Large family home
  - Not overlooked to the rear
  - Off road parking
  - Extension to the rear
  - Boiler fitted in 2020
  - Driveway laid in 2020
  - Leasehold property
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## STEP INSIDE 46 DUXBURY AVENUE

Externally to the front of the property, you will find a spacious driveway (replaced in 2020) leading to the rear, ideal for off road parking.

Within the last 2 years the property has undertaken the following, a new boiler and driveway, pitch roof to extension.

The accommodation briefly comprises; entrance hallway, lounge, dining area, kitchen, double bedroom and the bathroom completes the ground floor. Rising to the first floor now, where you will be greeted with a further two bedrooms and WC. The current owners have maintained the property to a high standard and upgraded areas throughout the years, so if you are looking for a property that is ready to move into, then look no further.

The entrance porch is the first area you will be greeted with, giving you access into the spacious lounge/diner. Located to the front of the property, featuring a fitted laminate flooring, a large UPVC window, two radiators, spotlights, TV aerial and electric fire with beautiful stone surround fireplace. This room is ultra-spacious and could accommodate plenty of living room furnishings of your choice. The lounge area must be viewed to appreciate the space on offer.

Following on now to the rear of the property, where you will find a lovely dining area located within the extension. The room is bright and will accommodate a table and chairs and other additional bedroom



furniture. This room offers pleasant views over the beautiful landscaped rear garden. The dining room also gives you access onto the raised decked area via French doors, to enjoy your early morning coffee in peace.

The kitchen is located to the rear of the property accessible from the side of the property or from the lounge. The current owners have designed the kitchen to maximise the space on offer for comfortable cooking and dining, offering plenty of work surface areas. The kitchen offers a range of wall and base units with complimentary wooden worksurfaces. Further features to this beautiful kitchen include, built in electric oven and hob, stylish tiled splashback, spotlights, two double glazed windows, black tiled flooring and a convenient storage cupboard.

The lovely white family bathroom offers a bath with overhead shower, WC and wash basin with vanity unit, tiled from floor to ceiling, wall mounted radiator, ceiling light, frosted double glazed window and extractor fan.

Bedroom Two is located on the ground floor, this double bedroom offers a fitted carpet, ceiling light, radiator, double glazed window and has been decorated in stylish grey and white tones.

Bedroom One is located on the first floor to the front aspect. This bedroom is super spacious with a range of fitted wardrobes and drawers, fitted carpet, ceiling light, double glazed window and offers plenty of space for additional bedroom furniture.

Bedroom Three is positioned to the side aspect on the first floor, featuring a fitted carpet, ceiling light, double glazed window and loft space ideal for storage. The room is currently being used as a guest room/office.

There is also a convenient WC and sink located on the first floor and further loft storage on the landing.

To the rear you will find a fabulous garden, not overlooked, raised decked area, laid to lawn, an additional decking area, large shed the added benefit of not being overlooked.



## 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. 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.



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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