



13 Aintree Road
Little Lever, Bolton, BL3 1EZ

Offers In Region Of
£180,000

Property Features

- 2 Bedroom Semi Detached True Bungalow
- Popular Location
- Two double bedrooms
- Single detached garage to rear
- Off road parking
- Well maintained gardens
- Potential to extend (Subject to planning permission)
- Leasehold property
- EPC Rating D



STEP INSIDE 13 AINTREE ROAD

The accommodation briefly comprising; Entrance vestibule leading to a good sized living room. This bright inviting space is finished in neutral décor and flooring and comes complete with a wall hung electric fire.

The separate, modern kitchen is finished in a stylish white high gloss with a contrasting dark worktop and back splash combination. Integrated appliances include oven, hob, fridge freezer and a washing machine. Additionally there is access out to the side of the property.

There are two double bedrooms which again are finished in neutral décor and flooring and both overlook the rear garden. The modern bathroom has a contemporary three piece suite comprising of w/c, wash basin and a freestanding shower cubicle.

Externally there are beautifully maintained gardens to the front and rear of the property as well as a long driveway and separate secure garage.

LOCATION

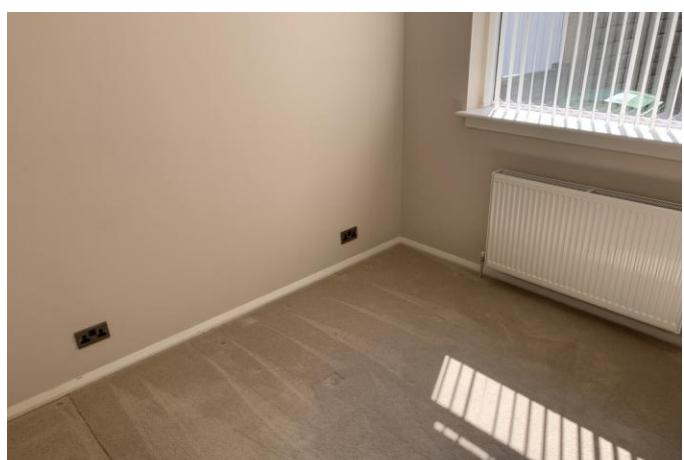
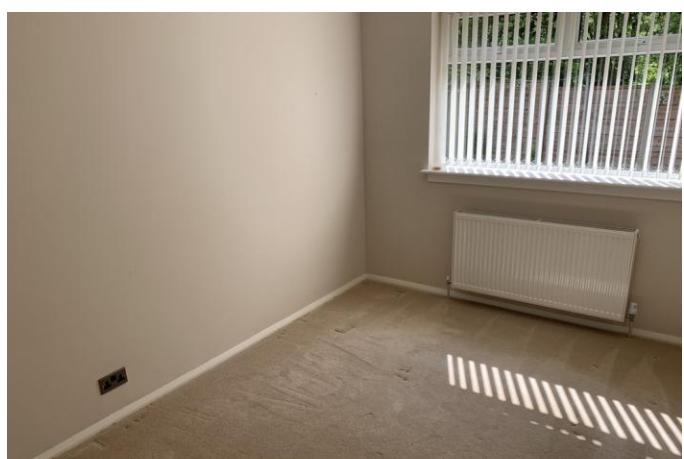
Little Lever is the smallest of the Borough's local town centres but certainly has a larger than life community. Little Lever's strength is that it has a centre which caters for the community it serves. The facilities within the Town Centre briefly include, a library which also houses the Access Bolton 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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