



30 Elm Road
Little Lever, Bolton, Lancashire, BL3 1JL

Offers In Region Of
£160,000

Property Features

- 2 Bedroom Property for sale
 - Within walking distance to the local Primary School
 - NO UPWARD CHAIN
 - Spacious Property
 - Two Double Bedrooms
 - Off Road Parking
 - Close to the local village centre
 - FREEHOLD PROPERTY
 - Ideal for first time buyers
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STEP INSIDE 30 ELM ROAD

The property briefly comprises of entrance hallway leading to a large lounge with modern feature fireplace. The kitchen has a range of fitted units and has ample space for all kitchen appliances. Access to the back garden can be gained via here. Additionally, the downstairs accommodation includes a separate toilet and bathroom with wash basin and electric shower over bath. Upstairs there are two equally sized spacious bedrooms both benefiting from fitted wardrobes. Outside there is a driveway for off road parking and paved gardens to the front and rear. The rear garden also benefits from not being overlooked.



LOCATION

Located on Elm Road which is just off Mytham Road, you will find everything a family would need for comfortable living. The Village centre is within a 5 minute walk away where you can access plenty of shops including the Tesco Supermarket, Post Office, Cafes and many more. Mytham Primary School and the local Doctors are also just around the corner. There is a regular bus route which travels around the village, taking you to the main centre. The Meccano footbridge Bridge is within a 10 minute walk away, where you can enjoy beautiful countryside walks along the canal. There are excellent transport links with a bus service to Bolton and Bury and onward links into Manchester via the Metrolink from Radcliffe and the train station from Bolton. To arrange a viewing, please call the Sales team on 01204 793113 to arrange a



viewing or visit the website www.hannonholmes.co.uk.

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