



10 Queens Avenue
Little Lever, Bolton, BL3 1QX

Offers In Region Of
£80,000

Property Features

- 2 Bedroom first floor maisonette for sale
- Vacant possession
- NO UPWARD CHAIN
- Fully refurbished
- Close to Little Lever centre
- Secure development
- Communal gardens
- Ideal for first time buyers



STEP INSIDE 10 QUEENS AVENUE

We are delighted to offer for sale this lovely fully refurbished, 2 bedroom maisonette in a quiet development in Little Lever. The accommodation on offer briefly comprises; Entrance Hall accessing the bright living room with feature fireplace. Fully fitted kitchen featuring a range of white high gloss units with complimentary work surfaces. Upstairs there are two double bedrooms both with built in wardrobes and a family bathroom with a 3 piece suite and shower. The property also benefits from being located in a fully gated and fenced secure development with access only by fob.



LOCATION

Located on Queens Avenue, close to Little Lever Village Centre, this property is situated within easy reach of a wide number of amenities, some of which briefly include; Tesco Supermarket, large Garden Centre, Bank and Post Office. There are also a number of restaurants, food outlets and public houses available. There is vast countryside nearby for walking and fishing for all nature lovers. There are excellent Transport links with a nearby bus service to Bolton and Bury and onwards links to Manchester via the Metrolink from Radcliffe and the train station from Bolton. There are plenty of reputable Primary Schools, a Secondary School and after school clubs. Don't delay and miss out on the property, to request a viewing contact the Sales team at Hannon Holmes on 01204 7931 13 and they will be happy to arrange a viewing for you.



PROPERTY PARTICULARS DISCLAIMER

Property particulars as supplied by Hannon Holmes Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Hannon Holmes Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. TENURE : The type of tenure has been given to us by the seller. This has not been verified. The Agent has not checked the legal documents to verify the tenure status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor. For full Property Particulars Disclaimer please visit <http://hannonholmes.co.uk/property-particulars-disclaimer>.



79 - 81 Market
Street
Little Lever
Bolton
Lancashire

www.hannonholmes.co.uk
info@hannonholmes.co.uk
01204 793113

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are 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