



24 Dukes Avenue
Little Lever, Bolton, BL3 1QU

Offers In Region Of
£77,500

Property Features

- 2 Bedroom first floor maisonette for sale
- Vacant possession
- Secure development
- Kitchen fitted approx. 2 years ago
- Boiler installed approx. 3 years ago
- NO UPWARD CHAIN
- Communal gardens
- Close to Little Lever centre
- EPC rating C



STEP INSIDE 24 DUKES AVENUE

The accommodation on offer briefly comprises; Entrance Hall giving you access into two storage rooms one is currently being used as a utility room. Moving on into the house the first room you are greeted with is the bright living room with feature fire and surround. The fully fitted kitchen features a range of units with complimentary work surfaces. There is also space for washing machine and fridge/freezer. The kitchen also benefits from a built in electric oven and hob, sink, two double glazed windows, tiled flooring, radiator and another convenient storage cupboard. Upstairs there are two double bedrooms one with a walk in wardrobe and a family bathroom with a 3 piece suite and shower. A further two storage cupboards can be found at the bottom and top of the staircase. The property also benefits from being located in a fully gated and fenced secure development with access only by fob.



LOCATION

Located on Dukes 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.

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