



13 Meadow Close | Little Lever | Bolton | BL3 1LG

Offers Over £200,000

Hannon Holmes are delighted to bring to the market this deceptively spacious, 3 bedroom mews property which is a real gem. Located on Meadow Close, Little Lever, this cherished family home has no upward chain and is not to be missed. Call our sales team on 01204 793 113 to arrange your viewing.

- Immaculate 3 Bedroom Mews Property
- Spacious Living Areas
- Large Lounge
- Separate Dining Room
- Conservatory



Property Description

STEP INSIDE 13 MEADOW CLOSE

The current owners bought the property as a new build almost 50 years ago and have enjoyed raising their family in this fantastic family home which has been well maintained and lovingly cared for.

You are welcomed into hallway of the property which leads through to the bright and spacious living room that extends the full length of the property. There is an attractive feature fireplace and UPVC double glazed window to the front aspect and single glazed window to the rear aspect, offering plenty of natural light. This room has a fitted carpet, two ceiling lights and plenty of space for a multitude of furnishings.

Through now to the dining kitchen which is fitted with light oak wall and base units for that all important storage, stainless steel sink, freestanding oven and hob and space for a freestanding fridge freezer. There is a TV point, vinyl flooring a radiator and space for a table and chairs.

The kitchen leads through to the good sized dining room which could also make an excellent playroom or chill out room for teenagers. This room has been converted from the garage and offers built in storage, radiator, fitted carpet and ceiling light.

From the dining room, there is access to a separate section of the garage which is now used as a handy utility area.

The large conservatory is located to the rear of the property and is a lovely place to sit and relax with views of the rear garden. The conservatory has plenty of space for furnishings and is fitted with tiled flooring and a gas heater.

The UPVC door from the conservatory leads out to the large rear garden which offers tranquil outside space. The

garden has a decked and covered patio area, ideal for all weather al fresco dining. The establishes trees, shrubs and bushes provide privacy to the garden. The garden is relatively low maintenance and consists of an additional paved patio area, decorative stone and a small lawned area. There is also a large pond to the rear of the garden with an attractive water feature.

Up to the first floor now and bedroom one is a large double room, located to the front aspect. This bright, spacious room boasts cream fitted wardrobes, over the bed storage cupboards and a dressing table. There is a UPVC window, radiator and complimenting fitted carpet.

Bedroom two is another double room to the front aspect and benefits from white fitted wardrobes for plenty of storage, blinds, radiator and fitted carpet.

Bedroom three is a good sized single room located to the rear. There is a radiator, ceiling light, UPVC window and space for additional bedroom furnishings.

The family bathroom is spacious, bright and spotlessly clean! The bathroom consists of a white corner bath, wash basin, WC and a large separate shower cubicle, with Mira shower. The bathroom is tiled from floor to ceiling and there is a chrome towel rail and ceiling spotlights.

There is also an additional separate cloakroom on the first floor with an extra toilet and wash basin.

The attic is fully boarded and can be accessed from the landing. The attic has a permanent staircase and offers a huge expanse of storage space. There is an electrical supply and window and this is a fantastic useable area.

To the front exterior of the property there is a paved driveway for off road parking and a small lawned area with established bushes and greenery.

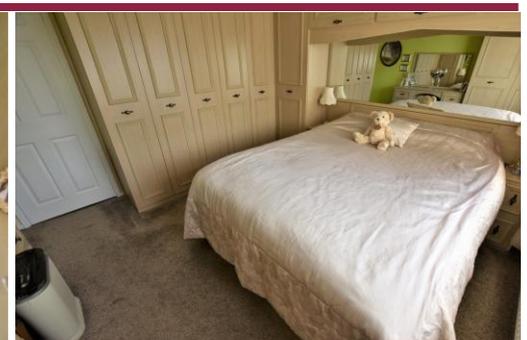
LOCATION

Meadow Close is a popular close off Booth Road in Little Lever.

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 along the canal which are easily accessible from the end of the close. There is local schooling at both Primary and Secondary level and transport links readily available to take you into, Bolton, Bury, Radcliffe.

PROPERTY PARTICULARS DISCLAIMER



Tenure

Leasehold

Council Tax Band

Band B

Viewing Arrangements

Strictly by appointment

Contact Details

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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 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