



47 Hereford Crescent | Little Lever | Bolton | BL3 1XQ

OIRO £165,000

Hannon Holmes are excited to bring to the market this spacious, three bedroom property on the ever popular Hereford Crescent, Little Lever. The property offers a lounge/dining room, kitchen, three bedrooms, bathroom, driveway and gardens to front and rear. Call our sales team to arrange a viewing of this excellent family home 01204 793 113

- Three Bedroom Mid Mews Property
- Spacious Lounge/Dining Room
- Two Double Bedrooms
- Spacious Third Bedroom
- Garage



Property Description

STEP INSIDE 47 HEREFORD CRESCENT

The accommodation on offer briefly comprises; a large porch leading through into the open plan lounge/dining room. Situated to the front of the property the lounge features, a UPVC double glazed window, double panel radiator, feature fireplace with electric fire. There is access up to the first floor via the staircase. Following on through into the dining area which offers plenty of space for dining furniture and gives access via the patio doors into the rear garden.

The Kitchen area offers a range of white wall and base units with contrasting grey work surfaces, freestanding oven and hob and overhead extractor fan. Further benefits include, laminate flooring, tiled backsplash, ceiling spotlights, double glazed window, plumbing for a washing machine and space for a freestanding fridge freezer. The back door provides access to the rear garden.

Up now to the first floor where the spacious landing provides access to the three bedroom and the bathroom.

Bedroom one is a good sized double room, located to the front of the property featuring a fitted carpet, double glazed window, ceiling light, radiator and space for additional bedroom furniture.

Bedroom Two is also a double room and is situated to the front of the property, offering fitted wardrobes, a double glazed window, radiator and fitted carpet.

Bedroom Three is a good sized single room positioned to rear of the property, and fitted with a radiator and laminate flooring

The extremely spacious family bathroom is located to the

rear aspect, featuring a panelled bath, large walk in shower cubicle, wash basin, UPVC panelled walls and laminate flooring, towel radiator and two UPVC double glazed windows.

Externally to the front of the property, there is a flagged driveway ideal for off road parking and a low maintenance lawn.

The generous rear garden has a paved patio which leads to the lawned garden.

To the front of the property there is a lawned front garden, a driveway for off road parking and access to the single garage.

LOCATION

Situated on Hereford Crescent in Little Lever, Bolton, this popular location offers excellent daily facilities briefly including, schooling at both Primary and Secondary School level, doctors surgery, library, Tesco supermarket, beauty salons, pubs, restaurants and convenience stores all within walking distance. Bradley Fold Garden Centre is also nearby. The property is on a bus route to both Bolton, Radcliffe and Bury Town centres and within easy access to other Towns and villages. Masfield and Ladywood Primary School are within a short distance walk away.

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Tenure

Leasehold

Council Tax Band

Band

Viewing Arrangements

Strictly by appointment

Contact Details

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