



41 Elm Road  
Little Lever, Bolton, BL3 1JL

Offers In Excess Of  
£145,000

# Property Features

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- 3 Bedroom Semi Detached For Sale
  - NO UPWARD CHAIN
  - Relatively new boiler
  - ROC doors to the front and back
  - New UPVC windows throughout
  - Ideal family home
  - Ample off road parking
  - Huge rear garden
  - Located round the corner from a popular primary school
  - Rural walks on your doorstep
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## STEP INSIDE

The accommodation on offer briefly consists of; spacious entrance hallway, giving you access to the downstairs WC, the lounge, dining room, 3 bedrooms, shower room, kitchen and outhouse.

The lounge is situated to the front aspect to the right of the entrance hall, offering a large double glazed bay window which provides plenty of natural light, a radiator, ceiling light and ample space for living room furnishings. Further features include, a fitted carpet, TV aerial and telephone point.

The dining room is situated to the rear aspect, featuring a fitted carpet, radiator, ceiling light and patio doors leading out onto the rear garden. The room is a fantastic size and would be ideal for entertaining friends and family with ample space for dining room furnishings.

The kitchen is located to the rear aspect featuring a range of wall and base units. In addition there is space for a free standing cooker, double glazed window and space for a fridge/freezer. The kitchen gives you access into the outhouse which is plumbed for a washing machine and also has room for a dryer and additional storage.

Up to the first floor now, where you can access three bedrooms and the shower room.

The Principal bedroom is located to the front aspect, this bright double bedroom offers plenty of space for



bedroom furnishings. In addition, the room has a range of fitted wardrobes, a fitted carpet, double glazed window, radiator and ceiling light.

Bedroom two is located to the rear aspect, again natural light fills the room from the large double glazed window. The room features a fitted carpet, radiator, ceiling light and offers ample space for bedroom furnishings of your choice.

Bedroom three is located to the front aspect, featuring a fitted carpet and double glazed window. The room would accommodate a single bed and furnishings of your choice.

The beautiful shower room is positioned to the rear aspect, featuring a double shower cubicle with glass screen, WC and wash basin with enclosed vanity unit. Further features include, hard wearing vinyl flooring, chrome wall mounted radiator, frosted double glazed window and a ceiling light.

Externally, to the front of the property you will find a flagged driveway, offering space for off road parking leading to the front door.

The spacious rear garden is ideal for outdoor family fun, with plenty of room for garden furniture and relaxing in the summer months. There is an additional piece of land to the rear of the garden, which is rented off the council each year for a minimal fee.

Freehold property

Council tax band - A

EPC (Energy Performance Certificate) rating - Awaiting for one to be conducted

## LOCATION

Experience the best of both worlds, so conveniently located from the Village centre and in easy reach of Bolton and Radcliffe by rail and road, the A666 and M60 are easily accessed.

Slip into your hiking boots and explore the area nearby. As you venture down the street, countryside walks are in sight. The Meccano footbridge Bridge is just 5



minutes aware, where you can enjoy beautiful countryside walks along the canal leading all the way into Radcliffe and Stoneclough.

Why not take a walk into the local village Centre? An easy stroll of about 5 minutes, where you can access a range of facilities, briefly including a newly built library which also houses the Access Bolton Service, Barbers, Coffee shops, Beauty Salons, Post Office, Chemist, Doctors Surgery, Dentist plus much more. Tesco Supermarket opened its doors approx. 7 years ago which became a great addition to the already thriving community

With a local Cricket Club, a bowls club and a thriving community scene, Little Lever is an inclusive and active community, particularly of interest to families with younger children, for whom there are societies and clubs to join.

Shop local with a trip to the local Mini Market, offering plenty of small run businesses who are friendly and very reasonably priced.

For families, nearby schools include, Mytham Primary School, Masefield Primary School and Bowness Primary School, with a number of local nurseries and after school clubs also in the vicinity of Little Lever. Little Lever Secondary School is less than a 10 minutes' walk and was rated 'Good' by Ofsted in 2022.



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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 and 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