



79 Ladyshore Road
Little Lever, Bolton, BL3 1JZ

Offers In Excess Of
£220,000

Property Features

- 2 Bedroom Semi Detached Bungalow for sale
 - Close to rural walks
 - NO UPWARD CHAIN
 - Immaculate gardens
 - Off road parking
 - Double glazed throughout
 - Exclusive location
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STEP INSIDE NUMBER 79

The accommodation on offer briefly consists of; entrance hallway, giving you access into the lounge, 2 bedrooms, shower room and kitchen.

The spacious lounge is situated to the front aspect to the right of the entrance hall, offering a large double glazed 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, telephone point and a feature gas fire with surround.

The second bedroom is located to the side aspect of the property. The current owners previously used this room for beauty treatments, hence why you can access this room from the side of the property and the hallway. The room could easily be altered back into a bedroom with a few minor adjustments.

The Principal bedroom is located to the rear aspect, this bright double bedroom offers plenty of space for bedroom furnishings. In addition the room offers, a fitted carpet, double glazed window overlooking the beautiful rear garden, ceiling light and radiator.

The kitchen is located to the rear aspect featuring a range of base units with complimentary black worksurfaces. Further features to this kitchen include, a built in electric oven, hob with overhead extractor fan. In addition, there is space for a washing machine, partly tiled walls, laminate flooring, large double glazed window and space for a fridge/freezer.



The shower room is positioned to the side aspect, featuring a single shower cubicle, WC and wash basin. Further features include, high gloss laminate flooring, frosted double glazed window and radiator.

Externally, to the front of the property you will find a large block paved driveway, offering space for off road parking leading to a single detached garage which has been well maintained. In addition there is a lovely well maintained lawn with established trees and shrubs offering plenty of greenery upon arrival.

The rear garden has been designed with low maintenance in mind, featuring a flagged patio area, well-manicured lawn, with surrounding borders full of established shrubs. There is plenty of space for outdoor furniture and the garden gives you access to the side driveway and garage. The garden is South facing with sunshine all the way through to late evening.

Further features of this property include, double glazed throughout, loft has been half boarded with pull down ladders and electrics. The potential for extension into the loft area is huge (subject to planning permission)

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 away, 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 10 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.



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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 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