



40 Settle Street

Little Lever, Bolton, Lancashire, BL3 1LE

Offers In Region Of
£210,000

Property Features

- 3 Bedroom Town House for sale
 - Off road parking
 - Single Integral garage
 - Three double bedrooms
 - En-Suite to Bedroom One
 - Downstairs cloakroom
 - Ideal family home
 - Council Tax
 - EPC Rating
 - Leasehold property
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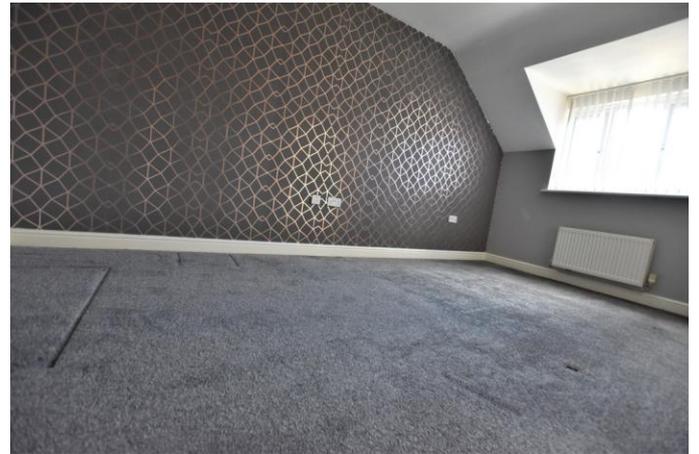
STEP INSIDE

On entering the property, you are firstly greeted with a cloakroom just to the right, featuring a WC and wash basin. To the left of the hallway is access into the integral garage, ideal for parking and storage. There is also an additional storage cupboard in the hallway, ideal for coats and shoes. The kitchen/diner is positioned to the rear of the property, offering plenty of wall and base units with complimentary work surfaces, a built in electric oven and gas hob with overhead extractor fan. There are also tiled splashbacks and flooring, plumbing for a washing machine, space for a fridge/freezer, radiator and a double glazed window. The dining area offers plenty of room for the dining room furnishings of your choice and benefits from a storage cupboard and French doors leading out into the rear garden.

Rising up to the first floor now, where you will find the spacious lounge area, positioned to the rear of the property. This room features a fitted carpet, double glazed window, French doors with Juliet balcony, two ceiling lights and two radiators and would accommodate plenty of living room furnishings of your choice. Bedroom three is also located on this floor to the front of the property, featuring a fitted carpet, double glazed window, radiator and space for bedroom furnishings. The family bathroom is located on the first floor to the front of the property, consisting of a three piece, white suite which includes a bath, wash basin and WC. Further features include, partly tiled walls, vinyl flooring, radiator, double glazed window and ceiling light.



All the way up now to the second floor now, where you are firstly greeted with the master bedroom, offering a fitted carpet, double glazed window, ceiling light and access into the en-suite. The en-suite features a shower cubicle, WC, wash basin, vinyl flooring, partly tiled walls, Velux window and radiator. Bedroom Two is also located on the 2nd floor; this spacious bedroom features a fitted carpet, ceiling light, double glazed window, radiator and a storage cupboard.



Externally to the front of the property, there is a small lawn and a flagged pathway leading to the front door. The driveway leads to the single garage, ideal for off road parking. The rear garden offers a lawn and a flagged patio area which are ideal for outdoor furniture.

LOCATION

Located on Settle Street in the heart of Little Lever, this property is within easy reach of plenty of reputable schools, restaurants and convenience stores including Tesco Supermarket and Subway, you will be sure to have everything you need for comfortable living. The property is also situated close to a number of facilities including the local Doctors, Mytham Primary School and Boscow Nurseries. The Meccano footbridge Bridge is within a 10 minute walk away, where you can enjoy beautiful countryside walks along the canal. Transport links into Radcliffe, Bolton and Bury are within walking distance from the property.

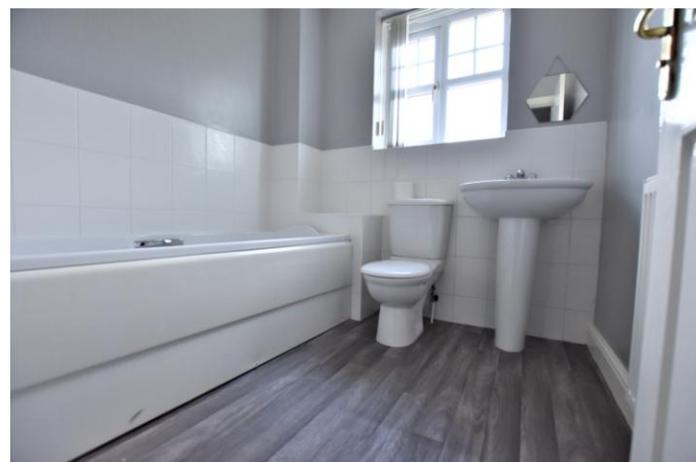


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