



38 Arthur Street  
Little Lever, Bolton, BL3 1HT

Offers In Excess Of  
£90,000

# Property Features

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- 2 BED MID TERRACE FOR SALE
  - NO UPWARD CHAIN
  - INVESTMENT OPPORTUNITY
  - LOCATED CLOSE TO THE VILLAGE CENTRE
  - IN NEED OF RENOVATION
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## STEP INSIDE 38 ARTHUR STREET

The accommodation on offer briefly comprises; entrance vestibule, lounge, kitchen (recently removed) completes the ground floor. To the first floor you will find two bedrooms and a bathroom. To the rear is a low maintenance yard. The property is in need of a renovation.

Leasehold property

Lease 950 years from 29 October 1903, 831 years remaining.

Ground rent - £18 per year

Council tax band - A

EPC (Energy Performance Certificate) rating - (pending)

## LOCATION

Enjoy 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.

Put on your walking boots and explore the area nearby. As you venture out down road the main road, where country side walks are in sight. Moses Gate is a large Country Park and local nature reserve with serene woodland and waterside walks. Nature trails are also available as well as horse and cycle routes. Here you can enjoy walks along the canal leading all the way into Radcliffe and Stoneclough.

Why not take a walk into the local village Centre? Literally around the corner, 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 the 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, Masefield Primary School, Mytham 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 5 minutes' walk and was rated 'Good' by Ofsted in 2022.

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