



Offers In Region Of £249,995

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7 Goodwood Close

Little Lever

Bolton

BL3 1EB

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EPC Rating 'TBC'

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### STEP INSIDE

Nestled in a desirable location, this property presents an advantageous front driveway, providing an ideal space for off road parking. The driveway gracefully leads alongside the property, offering convenient access to the side of the house. This thoughtful layout ensures ease of entry and exit for vehicles and residents alike.

Stepping into the property, the entrance hallway offers immediate accessibility to all the accommodation on the ground floor. To the left, a conveniently located downstairs w/c adds to the practicality of the layout. Continuing through the hallway, the residence unfolds to reveal the kitchen/diner perfect for culinary preparation and casual dining. The rear garden is accessible from the kitchen/diner.

The lounge/diner invites relaxation and socialising, with ample space for comfortable seating and dining arrangements.

On the ground floor, a versatile double bedroom provides flexibility for various living arrangements.

An under stairs storage cupboard contributes to an organised living space, ensuring clutter is neatly tucked away. Ascending the staircase, residents are guided to the first floor where a further accommodation awaits.

Leading the first floor, the principal bedroom stands adorned with a fully range of fitted wardrobes and drawers. The thoughtful use of space extends to the eaves, offering an additional storage, ensuring the room remains uncluttered. A small room at the front of the property, strategically positioned, holds the potential to be transformed into a study or nursery.

The spacious bathroom, a true sanctuary, is a standout feature of the property. Boasting a generous corner bath, a separate shower cubicle, a wash basin and w/c. This bathroom is designed for relaxation and rejuvenation.

Turning our attention to the rear, a detached garage is accessible which has been partially converted into a bespoke sauna room and shower.

Leasehold Property

Date : 28 November 1968

Term : 999 years from 29 September 1967

Ground Rent : £12

Council Tax C

EPC Rating - (TBC)

### **LOCATION**

Situated on Goodwood Close in Little Lever, this property boasts a highly advantageous location, surrounded by a plethora of convenient amenities. Notably, the village centre stands in close proximity, offering access to a diverse range of shops, including the Tesco Supermarket and Post Office, among others. Nearby, Bowness Primary School and Little Lever Secondary School cater to families, ensuring a swift commute for parents heading to work. For nature enthusiasts, scenic rural walks are easily accessible, extending towards Stoneclough. This presents an excellent opportunity for dog walking or leisurely strolls amidst the picturesque countryside. Commuting is made effortless with a regular village bus route, connecting to the main centre, while robust transportation connections are facilitated through bus services to Bolton and Bury. Further travel options include the Metrolink from Radcliffe and train services from Moses Gate, offering seamless links to Manchester.

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Tenure: Leasehold

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Council Tax Band: C

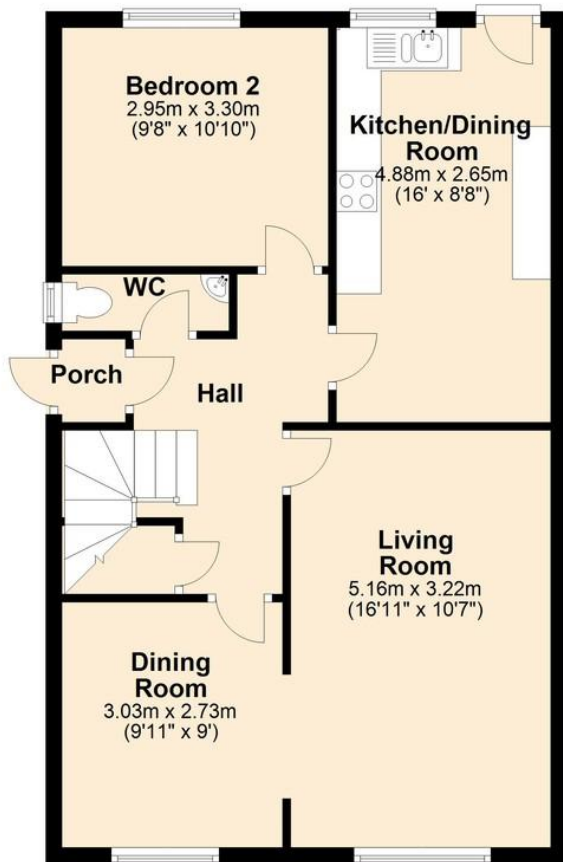
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Local Authority: Bolton Metropolitan Borough Council

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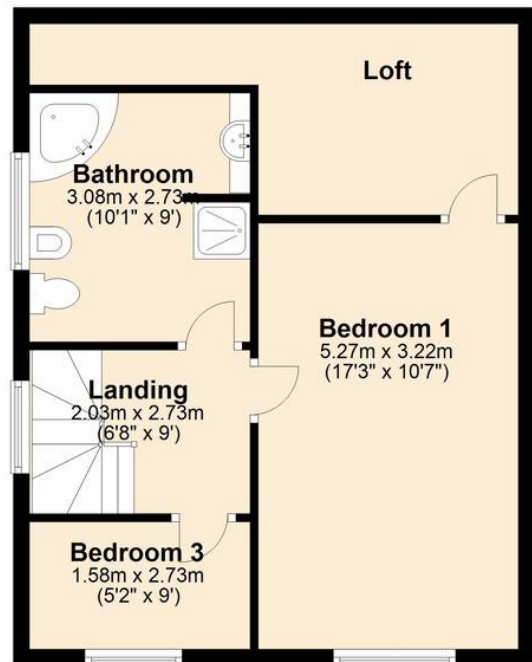
### Ground Floor

Approx. 61.3 sq. metres (660.3 sq. feet)



### First Floor

Approx. 46.8 sq. metres (503.8 sq. feet)



Total area: approx. 108.1 sq. metres (1164.1 sq. feet)

### Head Office

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### Contact Us

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