



Ascot Road

Little Lever

Miller Metcalfe
Every step of the way

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Little Lever

Semi Detached  2  1 EPC Rating - E

*** SEMI DETACHED DORMER BUNGALOW***DESIRABLE RESIDENTIAL LOCATION***STUNNING REAR GARDEN WITH VIEWS***OFFERED WITH NO CHAIN***

Well-presented two-bedroom semi-detached bungalow is being welcomed to the market in a very desirable residential location of Little Lever. Built with the footprint of a three bedroom, the owner opened out this room to make a large lounge/dining area but could easily be reverted back into a three bedroom.

The property briefly comprises of entrance hall, guest WC, spacious lounge/diner, fitted kitchen, conservatory and a bedroom on the ground floor. Stairs rising to the first with a master bedroom, study and a three-piece family bathroom suite.

Externally there is a low maintenance front garden with a driveway providing off street parking for several cars. The rear garden really does offer the wow factor. Larger than average with patio areas, lawned garden and gravel area and well stocked with mature plants and shrubs. The rear garden has stunning view and is not overlooked.

TENURE
Freehold

LOCAL AUTHORITY
Bolton

COUNCIL TAX
Band: B
Annual Approx Price: £1,670

FLOOD RISK
Very Low

MOBILE COVERAGE
EE - Average
Vodafone - Average
Three - Average
O2 - High

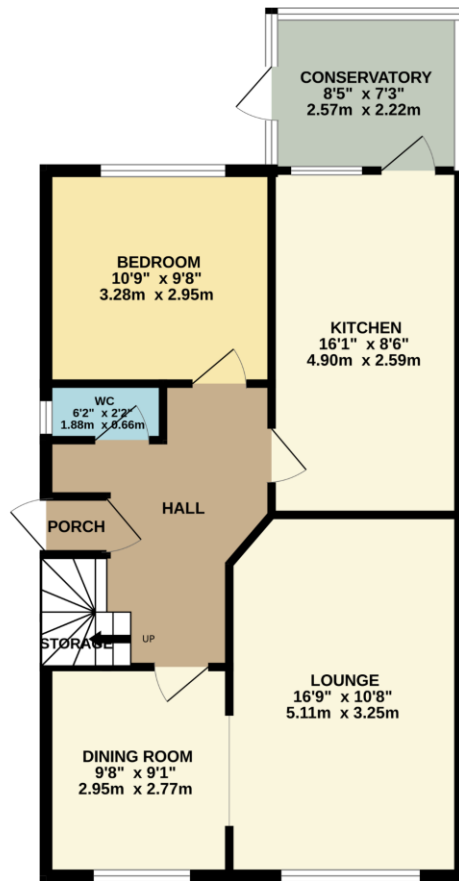
BROADBAND
Basic - 9 Mbps
Superfast - 70 Mbps
Ultrafast - 1000 Mbps

SATELLITE / FIBRE TV AVAILABILITY
BT - Yes
Sky - Yes
Virgin - No

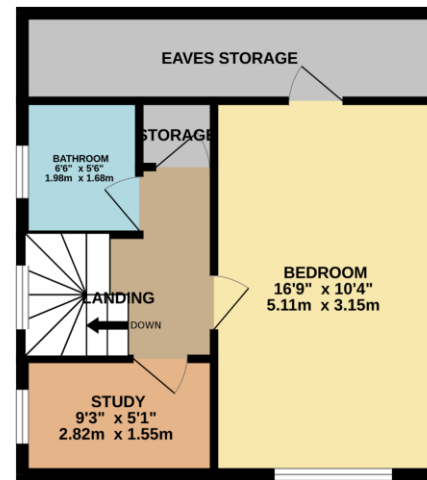




GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 1106 sq.ft. (102.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.