



Thornton Close

Little Lever

Miller Metcalfe
Every step of the way

Thornton Close

Little Lever

Semi Detached  4  2 EPC Rating - To be confirmed

*****SPACIOUS ROOMS THROUGHOUT***** *****4 BEDROOMS, 2 RECEPTIONS & CONSERVATORY*****
*****EXCELLENT LOCATION*****

Located on Thornton Close in Little lever this property is ideally positioned close to excellent facilities, transport links and schooling. Local walks are easily accessible. There is highly regarded schools at both Primary and Secondary level and transport links easily accessible, to take you into, Bolton, Bury, Radcliffe and Manchester. The Meccano footbridge Bridge is within a 10 minute walk away, where you can enjoy beautiful countryside walks along the canal.

This spacious family home offers versatile living with lots of natural light throughout the property. Briefly comprising entrance hall, lounge open plan to the dining room, conservatory overlooking the beautifully presented rear garden. Fitted kitchen with integrated appliances, modern 3-piece bathroom suite and the 1st of four bedrooms, located on the ground floor. To the first floor there is 3 double bedrooms, Externally the property has a rear stoned garden, with a range of plants and shrubs. The property further benefits from a drive and garage.

This property is not to be missed and a viewing is highly recommended to fully appreciate the size of this property.

KEY INFORMATION

Tenure: Leasehold
Lease Start Date: 12 Jul 1966
Lease End Date: 01 Jan 2959
Lease Term: 999 years from 1 January 1960
Lease Term Remaining: 936 years

Local Authority: Bolton
Council Tax Band: C
Annual Price: £1,742
Conservation Area: No
Flood Risk: Very Low

MOBILE COVERAGE

EE: Good
Vodafone: Average
Three: Good
O2: Average

BROADBAND
Basic: 4 Mbps
Ultrafast: 1000 Mbps

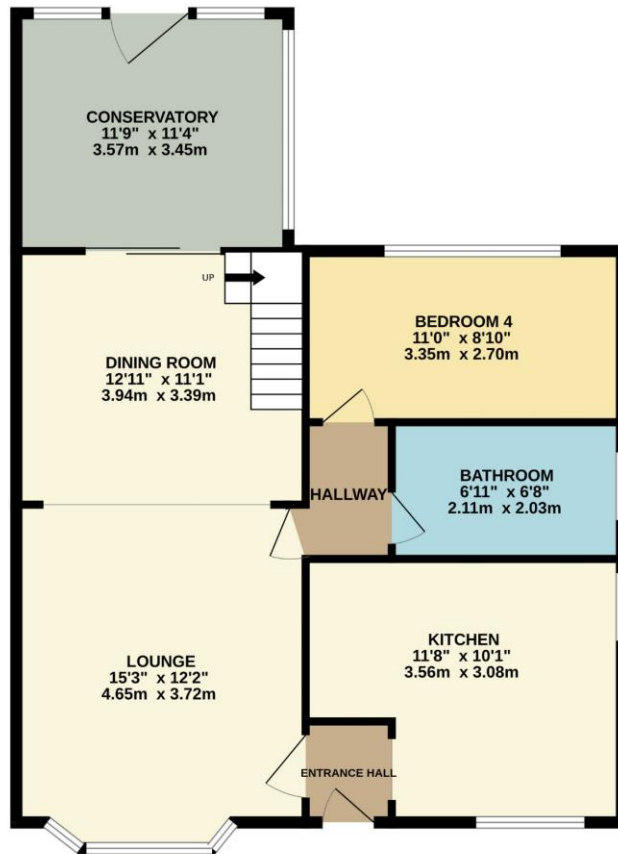
SATELLITE / FIBRE TV AVAILABILITY

BT: Available
Sky: Available
Virgin: Available

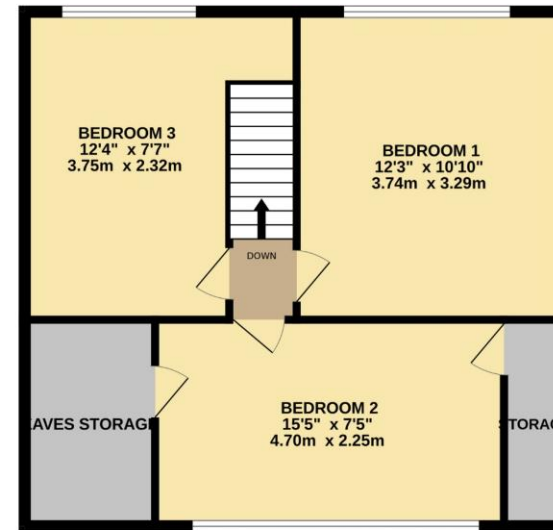




GROUND FLOOR
978 sq.ft. (90.9 sq.m.) approx.



1ST FLOOR
656 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 1634 sq.ft. (151.8 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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