



Ripon Close

Little Lever

Miller Metcalfe
Every step of the way

Ripon Close

Little Lever

Semi Detached  2  1 EPC Rating - To be confirmed

** FOR SALE VIA MODERN METHOD OF AUCTION, STARTING BID £155,000 PLUS RESERVATION FEES

A great opportunity to purchase a semi-detached true bungalow. The property in need of modernisation. Being welcomed to the market in a very desirable residential location of Little Lever with many local amenities close by.

Accommodation briefly comprising entrance hallway, lounge, fitted dining kitchen, two bedrooms and a wet room.

Outside the property has low maintenance gardens to the front and rear with a driveway providing off street parking for several cars and a detached single garage. The property is heated by a gas central heating system and is double glazed.

LOCAL AUTHORITY
Bolton

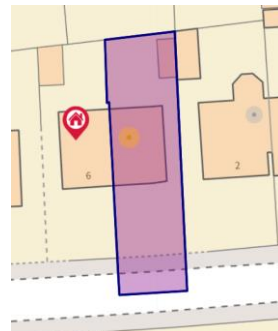
COUNCIL TAX
Band: B

FLOOD RISK
Very Low

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

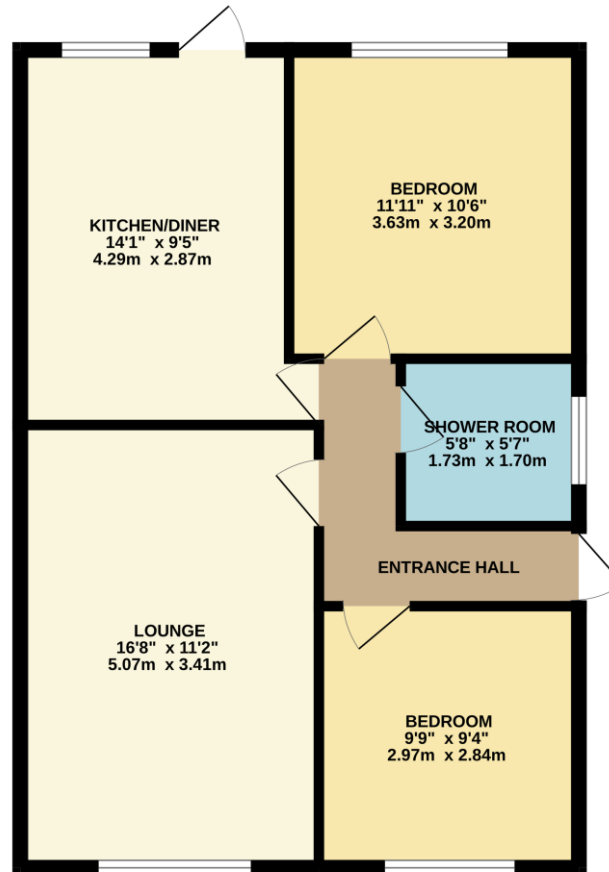
BROADBAND
Basic - 7 Mbps
Ultrafast - 1000 Mbps

SATELLITE / FIBRE TV AVAILABILITY
BT - Yes
Sky - Yes
Virgin - Yes





GROUND FLOOR
643 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA: 643 sq.ft. (59.8 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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