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CHARLES LOUIS

HOMES LIMITED



1 Dove Bank Road
Little Lever, Bolton, BL3 1DH
Price guide £260,000



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- Three Bedroom Extended Semi Detached
 - Set In A Cul De Sac Location, In A Well Sought After Area
 - Located On A Corner Plot With Detached Garage
 - Property Is In Need of Modernisation
- Sold With No Chain
 - Three Reception Rooms & Summer Room
 - Well Tended Gardens to Front & Rear
 - Viewing Highly Recommended To Appreciate Size & Location

1 Dove Bank Road

Little Lever, Bolton, BL3 1DH

****A MUST SEE!!!!**SOLD WITH NO CHAIN**THREE BEDROOM SEMI DETACHED, PLUS LOFT ROOM**SET ON A LARGE CORNER PLOT**LOCATED IN A WELL SOUGHT AFTER AREA**Charles Louis Homes are pleased to bring to the market this three bedroomed, plus loft room, extended semi detached property which is set on a large corner plot, in a well sought after location. The property is sold with no chain and in brief benefits from living room, which is open plan into the dining area, kitchen/breakfast room with door leading to the sun room and rear garden. To the first floor there are three bedrooms and a family bathroom, bedroom two has stair access to the loft area. The property benefits from well proportioned gardens and also has a detached garage. A Must See!!! Viewing is essential to appreciate size and location of property.**

Entrance Hall

72 x 129 (2.18m x 3.89m)
A UPVC entrance door opens into the hallway with access to the lounge, kitchen and stairs leading to first floor. Central ceiling light, radiator and power points.

Sitting Room

12'3 x 9'0 (3.73m x 2.74m)
Front and side facing UPVC double glazed windows, radiator, ceiling lights and wall lights.



Living/ Dining Room

11'5 x 12'9, 10'2 x 9'2 (3.48m x 3.89m, 3.10m x 2.79m)
Front and rear UPVC double glazed windows, feature gas fireplace, radiator, 2 ceiling lights and wall lights.



Kitchen

8'4 x 8'8 (2.54m x 2.64m)
With a rear facing UPVC double glazed window, tiled flooring, range of wall and base units with contrasting work surfaces, inset sink and drainer unit. Space for electric oven and fridge freezer, plumbing for a dishwasher. Door with access to sun room



Sun Room

11'11 x 7'8 (3.63m x 2.34m)
Double UPVC patio doors leading to the rear garden, tiled flooring and power points.



Master Bedroom

11'5 x 11'11 (3.48m x 3.63m)
With a front facing UPVC double glazed window, coving, radiator, power points and central ceiling light



Bedroom Two

11'5 x 9'6 (3.48m x 2.90m)
With a rear facing UPVC double glazed window, coving, radiator, power points and central ceiling light. Access via stairs to loft area.



Bedroom Three

7'1 x 8'9 (2.16m x 2.67m)
With a front facing UPVC double glazed window, coving, radiator, power points and central ceiling light

Bathroom

6'6 x 5'5 (1.98m x 1.65m)
Partially tiled with a front facing opaque UPVC double glazed window. Laminate flooring, heated towel rail, extractor fan, walk in shower cubicle with mains fed shower. Two piece bathroom suite comprising of low flush WC and hand wash basin with pedestal.



Loft Space

13'1 x 10'3 (3.99m x 3.12m)
Velux Window, power points and storage areas



Garden

An enclosed rear garden mainly laid to lawn with plant and shrub borders.



Alternative View



Detached Garage

Detached garage to rear with an up and over door.

Front Garden

Set behind a dwarf wall, mainly laid to lawn with plant and shrub borders, pathway leading to the front entrance door.

Council Tax - Bolton Band B
Tenure - Freehold