

7 Lever Hall Road, Brightmet, Bolton, Lancashire, BL2 6DJ



## Offers In The Region Of £135,000

Well presented and extended mid terraced property offering excellent accommodation with three bedrooms two receptions and kitchen, fitted three piece bathroom, courtyard garden to rear. Sold with no chain and vacant possession the property is ideally located for access to local amenities, shops and schools and viewing is highly recommended to appreciate all that is on offer,

- Three Bedrooms
- Fitted Dining Kitchen
- Vacant Possession
- Two Reception Rooms
- No Chain
- EPC Rating TBC



Located on a quiet cul de sac this deceptively spacious extended mid terraced property offers excellent accommodation which comprises :- Porch, lounge, dining kitchen , family room. To the first floor there are three bedrooms the master with fitted wardrobes and a bathroom fitted with a three piece white suite. Outside there is a small garden with block paved area and shrub borders to the front and enclosed courtyard to the rear. The property is ideally located for access to local amenities, shops, schools and Leverhulme country park. Viewing is highly recommended.

### **Porch**

UPVC double glazed entrance door, door to:

### **Lounge 13'11" x 14'0" (4.25m x 4.27m)**

UPVC double glazed window to front, coal effect gas fire set in timber surround and marble effect inset and hearth, oak flooring, dado rail, two wall lights, coving to ceiling, open plan to:

### **Kitchen/Diner 10'11" x 14'0" (3.33m x 4.27m)**

Fitted with a matching range of base and eye level units with contrasting worktop space, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge, freezer and slimline dishwasher, plumbing for washing machine, built-in range with extractor hood over, uPVC double glazed window to rear, radiator, oak flooring, sloping ceiling with recessed low-voltage spotlights, stairs to first floor landing, door to:

### **Cupboard**

Built-in under-stairs storage cupboard.

### **Family Room 9'9" x 13'3" (2.96m x 4.04m)**

Two uPVC double glazed windows to rear, double glazed velux skylight, double radiator, ceramic tiled flooring, uPVC double glazed french doors to garden.

### **Landing**

Coving to ceiling, folding door to Bathroom, door to:

### **Bedroom 1 13'9" x 9'6" (4.19m x 2.90m)**

UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising four fitted double wardrobes with hanging rails and shelving, fitted matching drawers, boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, double radiator, coving to ceiling, door to:

### **Bedroom 2 10'8" x 7'10" (3.25m x 2.38m)**

UPVC double glazed window to front, radiator, coving to ceiling.



### Bedroom 3 14'0" x 5'11" (4.27m x 1.80m)

UPVC double glazed window to front, radiator, coving to ceiling.

### Bathroom

Fitted with three piece white suite comprising deep panelled 'Jacuzzi'bath with shower over and folding screen, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, radiator.

### Outside

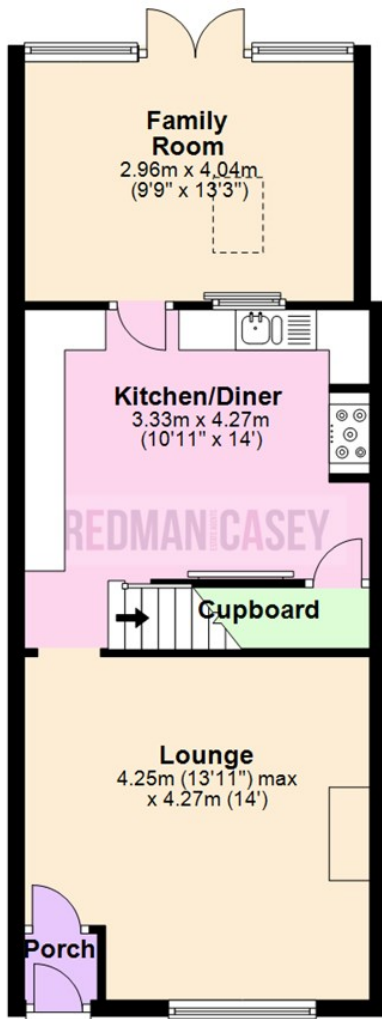
Front garden, enclosed by dwarf brick wall and timber fencing to front and side with mature flower and shrub borders, block paved hard standing, wrought iron gated access.

Private rear garden, enclosed by brick wall to rear and sides, block paved sun patio, rear gated access, gravelled borders.



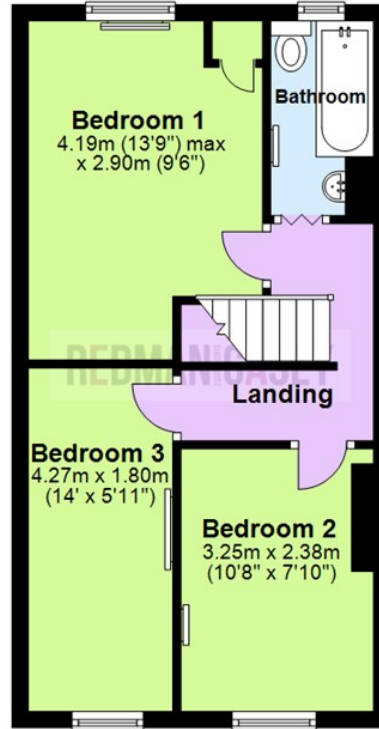
### Ground Floor

Approx. 48.8 sq. metres (525.1 sq. feet)



### First Floor

Approx. 36.5 sq. metres (393.1 sq. feet)



Total area: approx. 85.3 sq. metres (918.2 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.  
Plan produced using PlanUp.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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