



EPC: D

Lever Edge Lane, Bolton, Greater Manchester

Asking Price: £110,000









Three Bedroom Semi-Detached Home – Fantastic Chain Free Renovation Opportunity

Offering excellent potential throughout, this three-bedroom semi-detached property presents a fantastic opportunity for buyers looking for a home they can fully renovate and make their own.

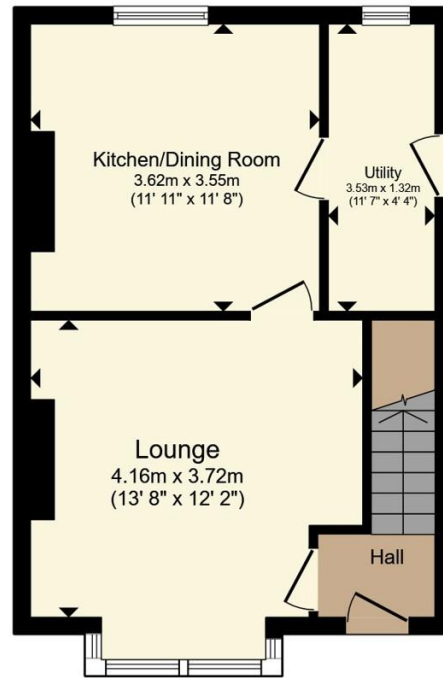
The ground floor features two spacious reception rooms, providing plenty of room for separate living and dining areas, alongside a compact kitchen with scope to redesign or modernise to suit the new owner's requirements.

A particularly appealing feature is the additional land to the side of the property, which offers the potential to create a driveway and off-road parking, subject to obtaining the necessary permissions.

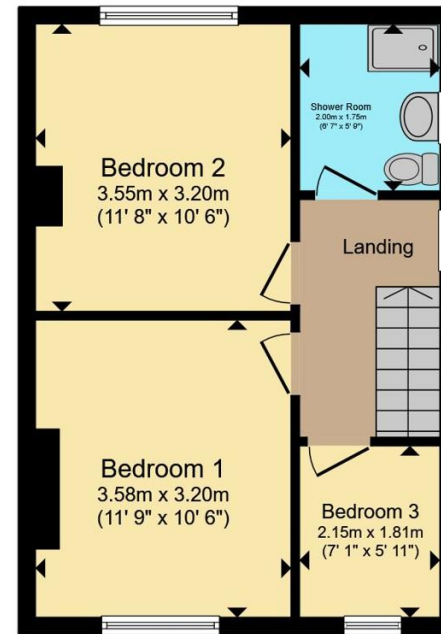
To the first floor are three bedrooms, providing well-proportioned accommodation for families, first-time buyers or those looking for additional space.

Externally, the property benefits from a generous rear garden, offering plenty of





Ground Floor



First Floor

Total floor area 76.3 m² (821 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io





Council Tax Band: **B**

Tenure: **Leasehold**

Y

Viewing by appointment

T: 01204 523038

E: bolton@entwistlegreen.co.uk

32 Deansgate, Bolton, BL1 1BG

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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