



**Rishton Lane, Great Lever, Bolton, BL3 6QZ**

**Offers in the Region Of £169,950**

**FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! FREEHOLD!** A well presented 2 bedroom semi detached with a driveway and a landscaped garden, located on Rishton Lane in the Great Lever area of Bolton in Greater Manchester. Briefly comprising of the following, an entrance lobby, a spacious lounge with a feature living flame gas fire and surround, a modern kitchen including a gas hob, grill and oven, and a superb landscaped garden to the rear with a patio area and artificial grass lawn. To the upper floor you will find 2 bedrooms, a double sized Master bedroom including fully fitted wardrobes and 1 single bedroom, and a family bathroom with a basin, toilet and a walk in shower. Comes with double glazed windows and doors throughout. Warmed by gas central heating. An EPC has been ordered and will be live on the advert soon.





## ACCOMMODATION

### **Entrance Lobby** 3' 8" x 7' 1" (1.12m x 2.17m)

The entrance lobby to the front of the property. Fitted with a double glazed entrance door and window.

### **Lounge** 9' 11" x 14' 6" (3.02m x 4.42m)

A spacious lounge to the rear of the property, with a feature living flame gas fire and surround. Plenty of space for modern furniture. Decorated in neutral colours with a grey wooden floor. A pair of double glazed french doors are fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Kitchen** 12' 9" x 12' 2" (3.88m x 3.71m)

A modern fully fitted kitchen with a gas hob, grill and oven. Plumbed in for a washing machine. Space for a good sized dining table and chairs. Decorated in aqua green with a vinyl floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Rear Garden**

A super landscaped rear garden with a patio area and artificial grass lawn.

### **Master bedroom** 10' 3" x 14' 5" (3.12m x 4.40m)

A double sized Master bedroom to the front of the property. Comes with fully fitted wardrobes. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Bedroom 2** 9' 1" x 8' 7" (2.76m x 2.61m)

A single sized bedroom to the rear of the property. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Family Bathroom** 6' 6" x 6' 1" (1.98m x 1.85m)

A family bathroom including a basin, toilet and a walk in shower. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.





