



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.



