



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Fabulous Top Floor Executive Apartment
- Highly Desirable Residential Location
- Circa 1,156 Square Feet in Total
- 25' Open Plan Lounge/Dining Room
- Three Double Bedrooms
- Two Bath/Shower Rooms
- Available With No Onward Chain

LEVER HOUSE,
GREENMOUNT
LANE, HEATON

£280,000



Lever House, Greenmount Lane, Heaton



Lever House, Greenmount Lane, Heaton



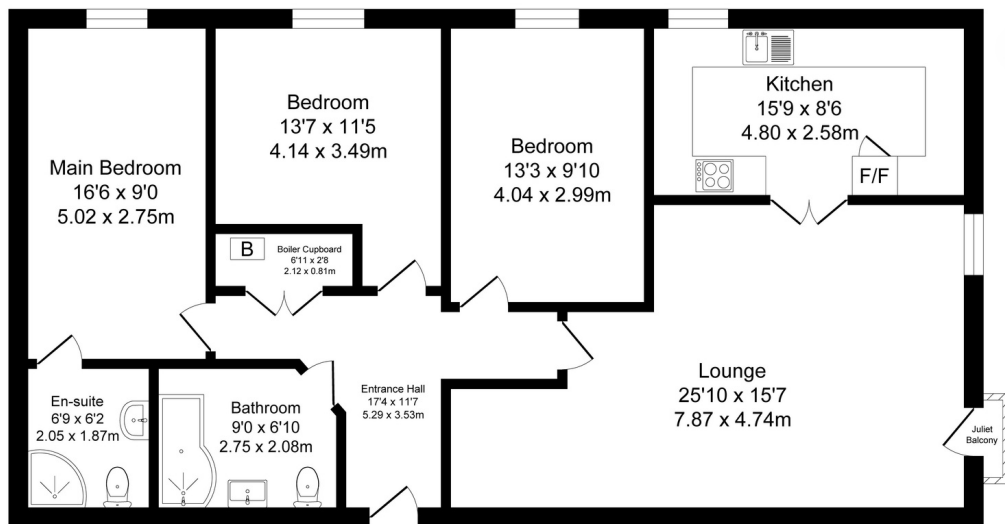
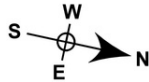
Lever House, Greenmount Lane, Heaton



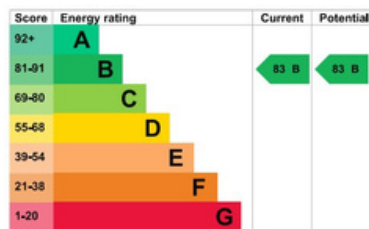
Lever House, Greenmount Lane, Heaton

Total Approx. Floor Area 1156 Sq.ft. (107.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Approx. Floor
Area 1156 Sq.Ft
(107.4 Sq.M.)



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Exuding character and style in equal measure, this fabulous penthouse-style executive apartment sits atop this beautifully constructed and imposing building at the heart of the highly desirable and sought-after locality of Heaton, widely acknowledged as one of the finest residential districts in the area. Renowned for its diverse range of prestige and traditional homes, the locality has demonstrated itself to be a consistent attraction to prospective purchasers due to its strong sense of community and all that it has to offer its inhabitants, including a host of local shops and amenities, as well as a diverse selection of bars and restaurants, which will be sure to score highly with those who enjoy a hectic social calendar. For those with perhaps a commute to consider, the railway network can be accessed within the nearby town centre or at Lostock Parkway, both of which provide swift links to a host of major commercial centres, such as Manchester, Liverpool and Preston, with the A666 and M61 being equidistant, should one prefer to travel by car.

Integrating seamlessly with its salubrious surroundings, Lever House sits proudly along this high-profile lane, its thoughtful design having instilled a great deal of charm and providing a real lesson in how to blend character and contemporary flair. We are confident that any discerning buyer cannot fail to be impressed by the lifestyle opportunity on offer, whether it be a young professional looking for a swanky pad with easy access to Manchester or perhaps those whose youngsters have flown the nest and are looking to down-size to a more low maintenance home. Whatever the motivation for one's search, this property will not disappoint and must be viewed to appreciate its generous levels of space, affording in excess of 1,155 square feet of accommodation in total, to include a marvellous 25' open plan living space, three double bedrooms and two bath/shower rooms.

One enters the building via the secure video entry system and proceeds via the communal areas up to the lift-serviced second floor, where one can access the private living spaces: entering via the large reception hallway, before proceeding through into the fabulous open plan lounge/dining room, the epitome of modern day living and a wonderfully sociable environment for entertaining even the most populous of gatherings. The space brims with natural light and boasts a delightful 'Juliet' balcony from where one can enjoy a pleasant rooftop outlook, whilst glazed double doors lead through to the kitchen and can be opened up to create an even greater open plan feel, if desired.

The kitchen is extensively fitted with a range of wall and base units in cream with contrasting laminated work surfaces, and incorporates a host of integrated appliances, including electric oven, gas hob with overhead extractor canopy, microwave, fridge/freezer, dishwasher and washer/dryer.

The three bedrooms are all doubles and are decorated in the same neutral tones as the rest of the accommodation, with the 16' primary bedroom benefitting from a private three-piece en-suite shower room. The living spaces are completed by the fully tiled main bathroom, which is fitted with a three-piece suite in white, comprising of WC, pedestal wash hand basin and panelled bath with overhead shower.

Further highlights include Georgian-style double glazed sash windows and gas central heating.

Externally, this low-density development affords a real feeling of exclusivity, approached via electronically operated gates, with beautifully maintained communal gardens amidst the mature woodland, and off-road parking facilities.

Available with the additional benefit of no onward chain, we would highly recommend an internal inspection to appreciate this spacious home.



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