



7 Lever Hall Road, Bolton

£160,000 Leasehold

Three bedroom terrace property • Two reception rooms • Extended to the rear • Primary bedroom with fitted wardrobes • Low maintenance rear garden • Walking distance to Leverhulme Park • Close to great schools both primary and secondary • Close to local amenities • Excellent investment opportunity • Perfect first time buyer property

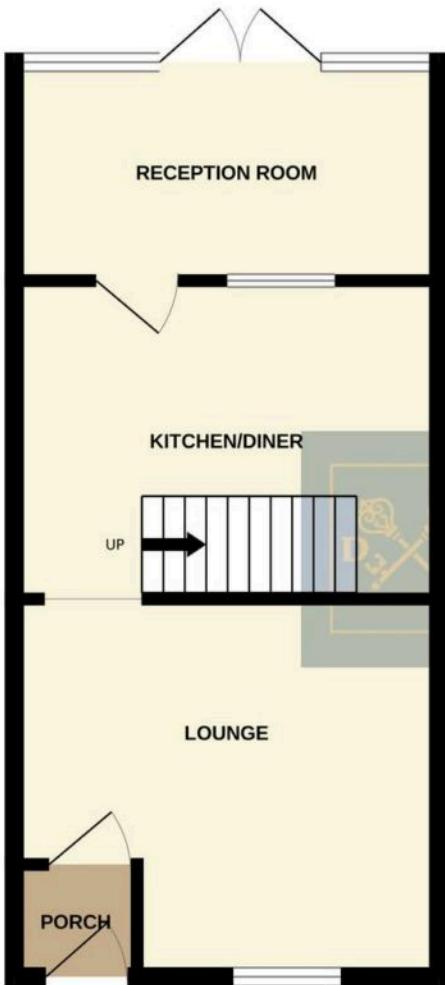




This well-presented three bedroom terraced house offers a fantastic opportunity for first time buyers and investors alike. The property is situated in a sought-after location within walking distance of Leverhulme Park and is close to a range of excellent primary and secondary schools, making it ideal for families. The home has been extended to the rear, providing generous living space that includes two separate reception rooms, perfect for relaxing or entertaining guests.

The kitchen is spacious and functional, offering ample storage and worktop space. Upstairs, the primary bedroom features fitted wardrobes for convenient storage, while two further bedrooms provide flexibility for family living, guests, or a home office. The bathroom is modern and well-appointed, ensuring comfort and practicality. With local amenities nearby and excellent transport links, this property combines comfort, convenience, and great potential for future growth.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The outside space has been designed for low maintenance and ease of use. At the front, a block paved garden with a small tree creates a welcoming entrance, bordered by a brick wall and accessed via a wrought iron gate for added privacy and security. To the rear, the block paved garden is similarly low maintenance, offering a private outdoor area that is perfect for relaxing or entertaining in the warmer months. The rear garden is enclosed by a brick wall and features a timber gate for rear access, enhancing both security and practicality. This outdoor space is ideal for those seeking a manageable garden without the need for extensive upkeep, while still providing a pleasant area to enjoy the outdoors.