



Devon Close, Little Lever, Bolton, Greater Manchester, BL3

75,000

Entwistle Green are pleased to offer to the market this ground floor flat. Accommodation briefly comprises of lounge through kitchen, two bedrooms and family bathroom. The property also benefits from gas central heating and double glazing. Externally the property has gardens to the front and rear with garage. Early possession available.



Accommodation

2 Bedrooms

1 Reception

ENTRANCE HALL

Entrance hallway with doors to all rooms, airing cupboard, under stairs storage cupboard, ceiling light point.

LIVING ROOM *4.2m x 3.2m*

Double glazed leaded effect window to the front of the property over looking the garden, feature fireplace with electric log effect fire and slate effect hearth, coving to the ceiling with ceiling light point, radiator. Door access to the kitchen.

KITCHEN *2.7m x 2.5m*

Double glazed leaded effect window to the rear of the property, door access to the rear, wall and base units with complimentary work surfaces, built in electric oven with gas hob, spaces for washing machine and fridge freezer.

BEDROOM ONE *3.7m x 3.0m*

Double glazed leaded effect window to the front of the property, ceiling light point, radiator.

BEDROOM TWO *2.6m x 1.9m*

Double glazed window to the front of the property, ceiling light point, radiator.

BATHROOM

Double glazed window to the rear of the property, three piece suite comprising of low level WC, pedestal wash hand basin and walk in shower, tiled elevations, tiled laminate effect flooring, ceiling light point, radiator.

FRONT

To the front of the property is a laid to lawn garden area with footpath leading to the front door access.

REAR

To the rear of the property is an enclosed rear laid to lawn garden area with flagged patio area, tree borders, shrubs and plants, shed, not overlooked at the rear. The property also has a garage which is located in a nearby colony.