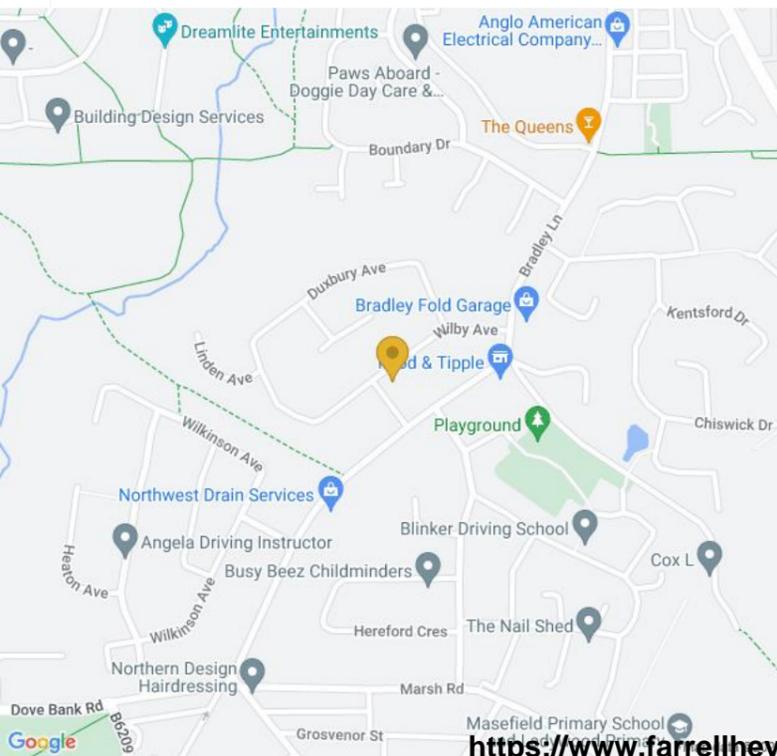


**£255,000**

Wilby Avenue, Little Lever,  
Bolton BL3



**Westhoughton**  
13/15 Cleveland Street  
Chorley PR7 1BH

Tel: 01942 303000

Email: [Westhoughton@farrellheyworth.co.uk](mailto:Westhoughton@farrellheyworth.co.uk)

<https://www.farrellheyworth.co.uk/about-us/branches/westhoughton/>



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Superb Extended Three Bedroom Semi Detached Home**
- **Detached Work Building/Office to Rear, Great Work Life Balance**
- **Two Receptions, Modern Fitted Kitchen and Shower Room**
- **Ample Drive and Parking, Close to Moses Gate Country Park**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Company Details - Farrell Heyworth Limited.

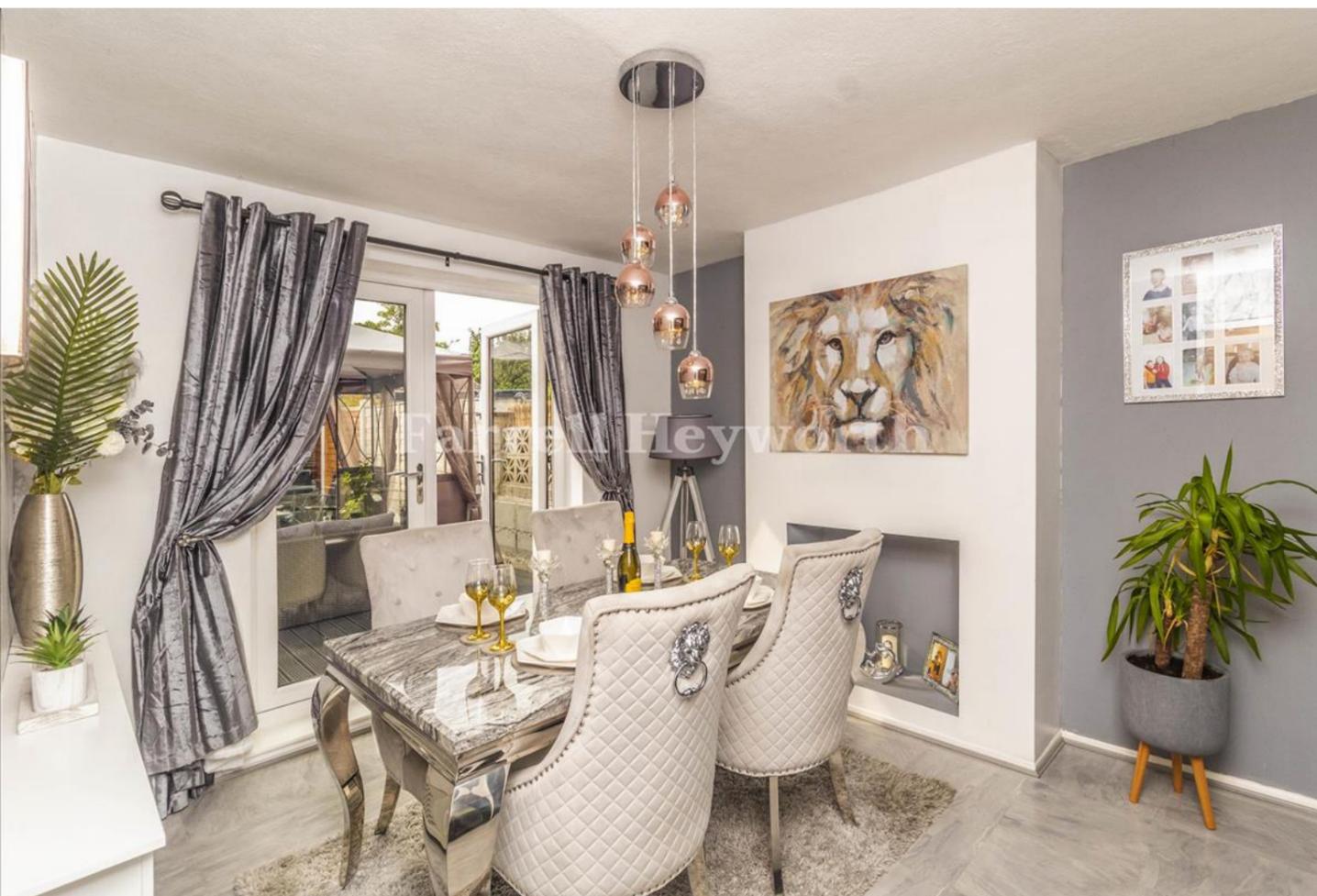
Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

**EPC C**

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We are pleased to present to the market this stunning, spacious, beautifully appointed semi-detached family home providing luxury living which has been extended and has a detached building to the rear offering a home work station/office being perfect for home business or a couple working from home.

The accommodation comprises hallway, lounge to the front elevation, separate dining room to the rear plus a fitted kitchen. To the first floor there are three bedrooms and a fitted shower room.

Externally there is ample off road parking to the front as well as a driveway to the side continuing to the rear. There is a wonderful outside entertaining space which is just made for those summer evenings plus a fabulous detached work station/office/home business with power and light that could be used for a multitude of work or even hobby purposes.

Tenure: Leasehold  
 Leasehold information: Terms: 999 years from 21st October 1959  
 Current Ground Rent: £8 per annum  
 Council Tax: Band B



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