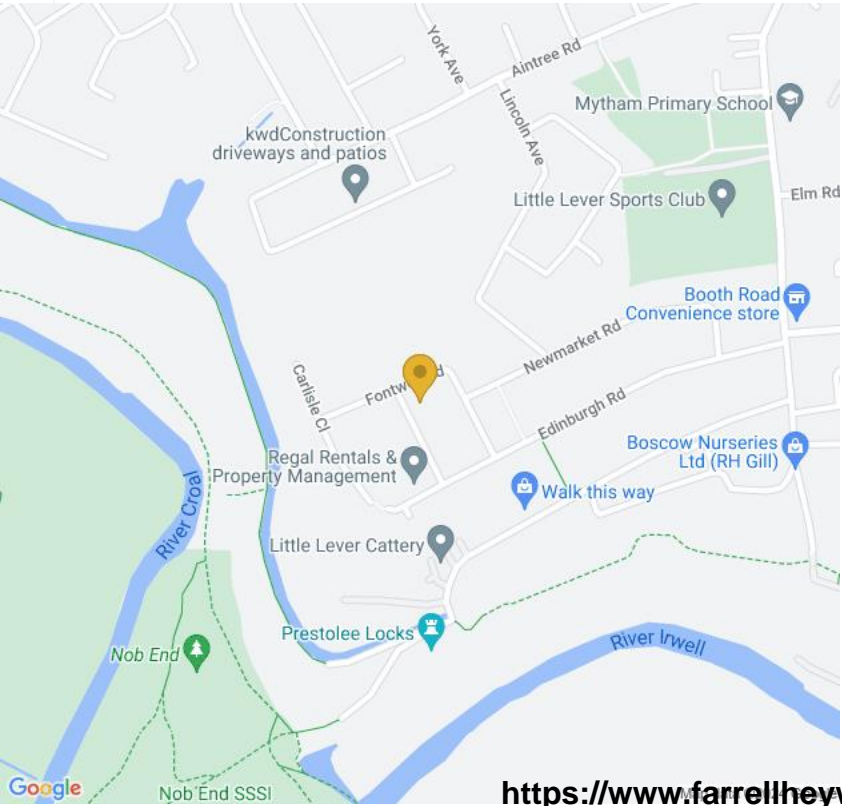




O.O
£270,000

Fontwell Road, Little Lever,
Bolton BL3



Westhoughton
13/15 Cleveland Street
Chorley PR7 1BH

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



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Semi Detached on a Fabulous Corner Plot with Planning Approved**
- **Secure Off Street Parking, Private Patio Area & Driveway**
- **Lounge, Kitchen Diner, Bathroom and Two Bedrooms**
- **Immaculate Condition Throughout*** Don't Miss It*****

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 E

www.farrellheyworth.co.uk



This is a fine example of a wonderful home situated on a great corner location which has planning permission already in place if you are thinking of extending further.

Located on Fontwell Road, close to Little Lever Village Centre, this property is within easy reach of a wide number of conveniences, some of which briefly include; supermarket, garden centre and post office. There are also a number of restaurants, food outlets and public houses available. There are excellent transport links with a nearby bus service to Bolton and Bury and onwards links to Manchester via the Metrolink from Radcliffe and the train station from Bolton.

The accommodation in brief comprises; porch, lounge, modern fitted kitchen diner, bedroom two and bathroom to the ground floor with the master bedroom being situated to the first floor.

Externally there are great sized gardens. The front and side gardens are mainly lawned with borders, and the rear garden is part lawn and part paved, in addition there is a drive with a detached garage.

Tenure: Leasehold
Leasehold information: Terms: 999 years from 28 May 1972
Current Ground Rent: £7.50 per quarter

Council Tax: Band B





