



12 Hereford Crescent, Little Lever

Bolton



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Little Lever, Bolton

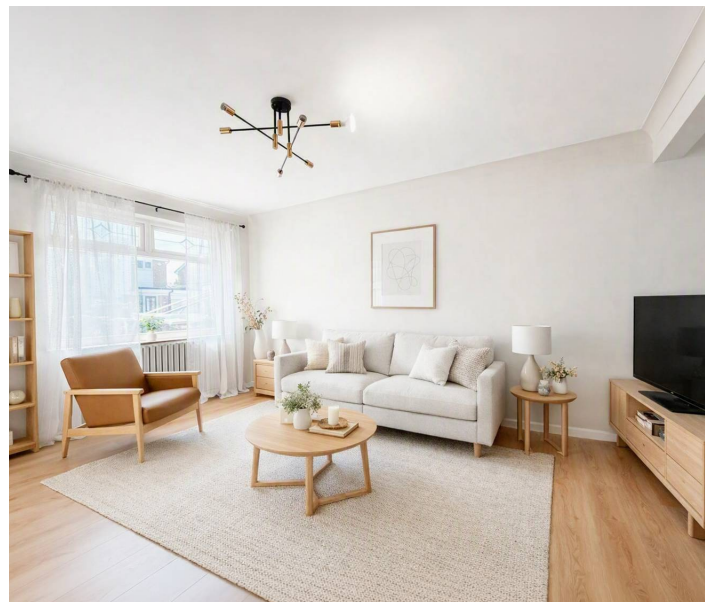
Renovated three-bed semi in Little Lever with modern kitchen, spacious lounge, large garden, garage, parking, and great commuter links. Close to schools, shops, and parks. Move-in ready.

Council Tax band: B

Tenure: Freehold

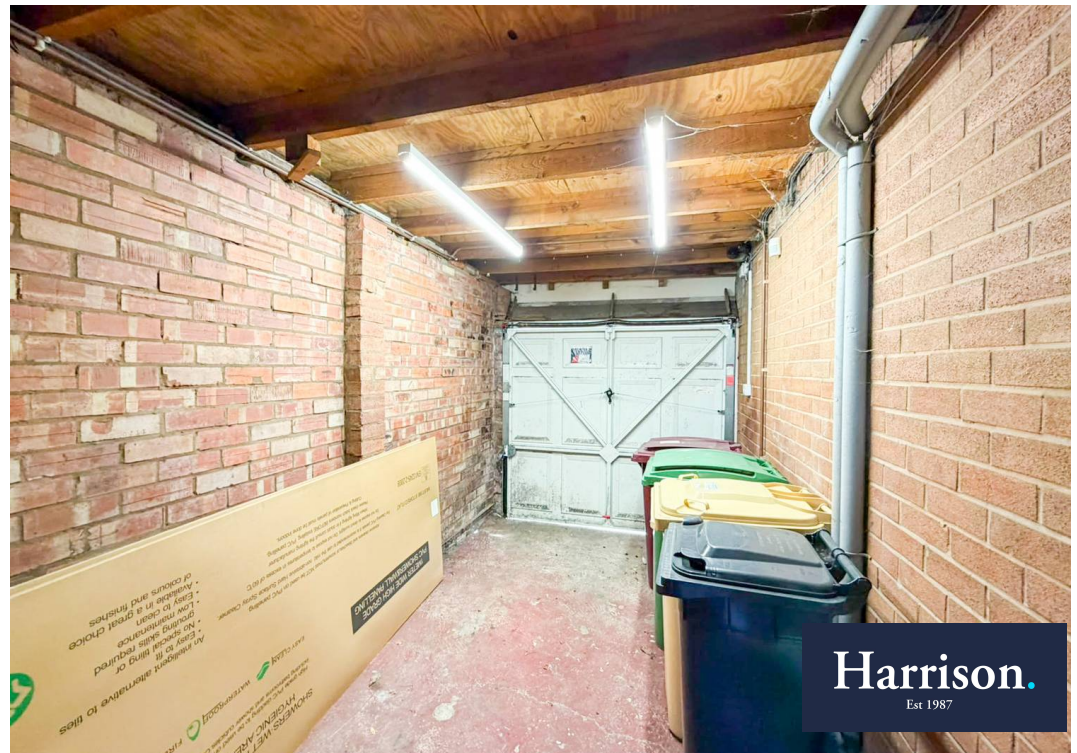
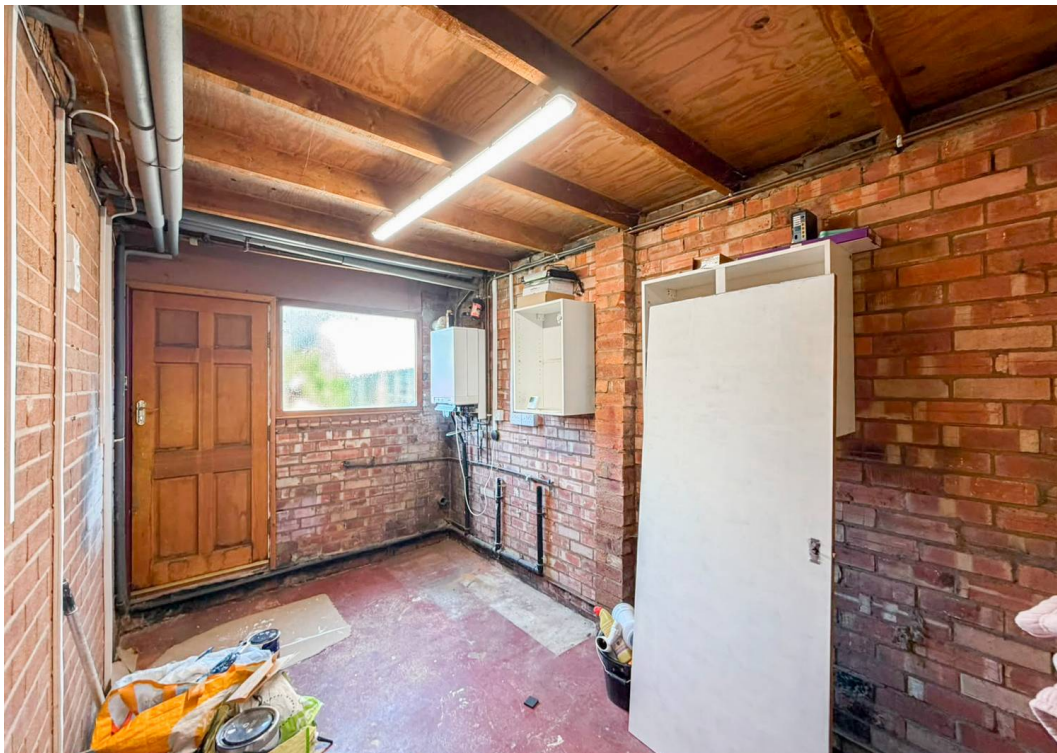
EPC Energy Efficiency Rating: C

- Renovated 3 bedroom semi offering a modern finish, well sized bedrooms, a generous flat garden and private driveway parking
- Porch, lounge & open-plan kitchen/diner with newly fitted kitchen and doors to rear garden
- Large attached garage providing parking, storage or future conversion potential
- 3 bedrooms upstairs, each well-proportioned
- New contemporary bathroom. Quality features
- Generous sun-trap garden with a level lawn, brick-paveding & front driveway for 2-3 cars
- Popular Little Lever setting close to shops, cafés, parks and everyday amenities
- Strong school & commuter links with easy access to well-rated schools, bus routes and connections to Bolton, Bury & Manchester
- High-quality turnkey finish including new kitchen, bathroom, flooring and decor, ideal for first-time buyers or growing families
- Generous space, contemporary upgrades & highly convenient Little Lever location ideal for buyers wanting comfort and practicality

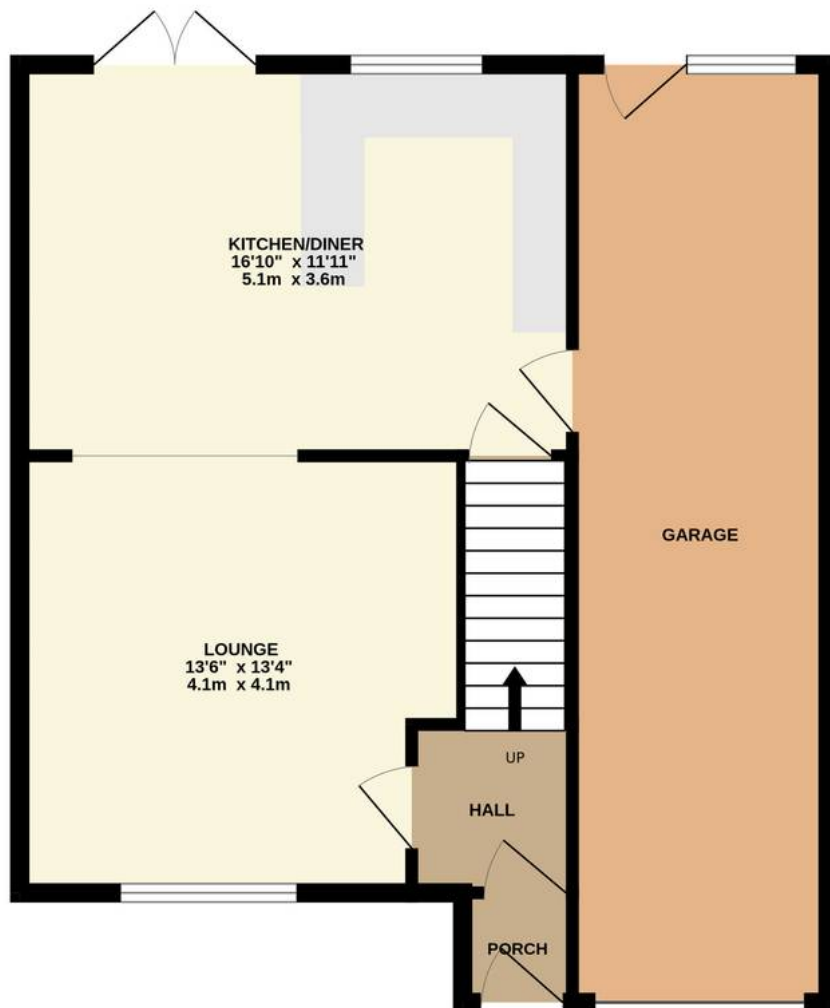




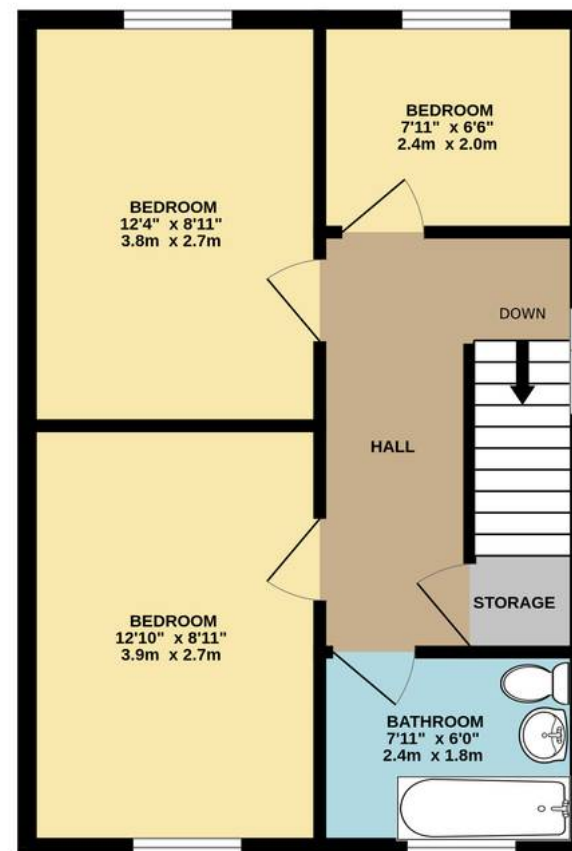




GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 1084 sq.ft. (100.7 sq.m.) approx.

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 illustrative purposes only and should 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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