



Forester Hill Avenue, Great Lever, Bolton, BL3 2DR Offers in the Region Of £215,000

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! SPACE TO EXTEND THE PRROPERTY! A well presented 3 bedroom semi detached home with a driveway and lawned gardens to the front and rear, located on Forester Hill Avenue in the Great Lever area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance hallway, 2 spacious reception rooms, a fully fitted galley style kitchen and a very spacious rear garden to the rear. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, plus a family bathroom with a basin, toilet and a shower. Comes with part double glazed windows throughout. Warmed by gas central heating via a combi boiler. Leasehold, 935 years left on it, 4.20 ground rent per annum. The EPC is BAND C.



ACCOMMODATION

Entrance Hallway 12' 2" x 5' 2" (3.72m x 1.58m)

The entrance hallway to the front of the property.

Lounge 13' 11" x 12' 1" (4.23m x 3.68m)

A spacious lounge to the rear of the property, with a feature electric fire and surround.

2nd Reception Room 11' 10" x 12' 11" (3.61m x 3.94m)

A second reception room to the front of the property.

Kitchen 14' 10" x 6' 4" (4.51m x 1.94m)

A long galley style kitchen to the rear of the property.

Rear Garden

A spacious garden to the rear. Plenty of space for extensions if required.

Master bedroom 12' 8" x 9' 10" (3.87m x 3.0m)

A spacious double sized Master bedroom to the front of the property. Comes with fully fitted wardrobes.

Bedroom 2 10' 1" x 11' 6" (3.08m x 3.51m)

A second double sized bedroom to the rear of the property.

Bedroom 3 7' 3" x 6' 4" (2.21m x 1.92m)

A single sized bedroom to the front of the property.

Family Bathroom 6' 7" x 6' 1" (2.0m x 1.86m)

The Family bathroom to the upper floor.



Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

