



St. Williams Avenue, Great Lever, Bolton, BL3 3EW Offers in the Region Of £155,000

An extremely well presented 2 bedroom semi detached home, located on St Williams Avenue in the Great Lever area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance vestibule, a spacious lounge with a feature modern electric wall hung fire and surround, a modern kitchen with an integrated electric hob, oven, extractor hood and a breakfast bar, and a superb landscaped rear garden with a patio area, artificial grass lawn and a summer house with an electric supply. To the upper floor you will 2 double sized bedrooms and a modern Family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath and a glass shower screen. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. EPC is band D. FREEHOLD PROPERTY.



ACCOMMODATION

Lounge 14' 1" x 11' 2" (4.28m x 3.41m)

A spacious lounge with a feature wall hung electric fire and surround. Decorated in neutral colours with a light brown coloured carpet. Fitted with double glazed patio doors to the rear aspect. Warmed by a gas central heated radiator.

Kitchen 7' 10" x 14' 5" (2.40m x 4.39m)

A modern kitchen with an integrated electric hob, oven, chrome extractor hood and a breakfast bar. Space for a tall fridge freezer and plumbed in for a washing machine. Fitted with 2 double glazed windows to the front aspect. Warmed by a gas central heated radiator.

Rear Garden 25' 7" x 23' 4" (7.8m x 7.11m)

A superb landscaped rear garden with a patio area, artificial grass lawn and a summer house with an electric supply.

Summer House (Rear Garden) 7' 9" x 11' 2" (2.36m x 3.4m)

A summer house within the rear garden with an electric supply. Could be used as a home office.

Master bedroom 9' 10" x 8' 4" (3.0m x 2.53m)

A double sized Master bedroom to the front of the property. Decorated in neutral colours with a beige coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 12' 1" x 11' 3" (3.68m x 3.43m)

A spacious second bedroom to the rear of the property. Decorated in neutral colours with a beige coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Family Bathroom 6' 1" x 7' 0" (1.85m x 2.14m)

A modern Family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath and a glass shower screen. Comes with fully tiled walls. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



Energy rating and score

This property's energy rating is D. 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		83 B
69-80	C		
55-68	D	59 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.

