



**12 CHESTER AVENUE**  
Bolton, BL3 1XE  
Offers In The Region Of £210,000

# 12 CHESTER AVENUE

## Property at a glance

- beautifully presented semi-detached
- two generous sized bedrooms
- located in the heart of Little Lever village on a highly sought after residential development close by to all local amenities including the nearby motorway networks providing easy access to Manchester City Centre
- PVC double glazing & GCH system
- through lounge
- modern fitted kitchen in high gloss finish with integrated appliances
- modern stylish family bathroom
- Indian stone flagged driveway providing ample off road parking for two/three cars with double opening gates providing access to the detached single garage
- private rear garden with artificial grass garden
- ideally suit FTB, viewing a must!!!

Pearson Ferrier are delighted to bring to the market this beautifully presented two-bedroom semi-detached property, ideally positioned in the heart of Little Lever village on a highly sought-after residential development. Number 12 Chester Avenue offers the perfect opportunity for first-time buyers or those looking to step onto the property ladder.

The accommodation briefly comprises a welcoming entrance leading into a spacious through lounge, providing a bright and versatile living space, a modern high-gloss fitted kitchen complete with integrated appliances, finished to a high contemporary standard. First floor, the property boasts two generous-sized bedrooms and a stylish modern family bathroom.

Externally, the home benefits from an Indian stone flagged driveway offering ample off-road parking for two to three vehicles, with double opening gates providing access to a detached single garage. To the rear is a private low-maintenance garden, and finished with artificial grass, ideal for relaxing or entertaining.

Additional features include PVC double glazing and a gas central heating system throughout. The property is conveniently located close to all local amenities, schools and transport links, with easy access to nearby motorway networks and Manchester City Centre.

Viewing is highly recommended to fully appreciate what this fantastic home has to offer.





GROUND FLOOR  
346 sq.ft. (32.1 sq.m.) approx.

1ST FLOOR  
330 sq.ft. (30.6 sq.m.) approx.



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TOTAL FLOOR AREA: 675 sq.ft. (62.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, 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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	87	
(70-80)	C	71	
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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