



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Melrose Road, Little Lever, BL3 1DX

Offers Over £270,000

SPACIOUS THREE BEDROOM HOME IDEAL FOR A FAMILY

Nestled on Melrose Road in the charming area of Little Lever, Bolton, this delightful three-bedroom house offers a perfect blend of space and comfort, making it an ideal choice for families. The property boasts a generously sized kitchen and dining room, providing an excellent setting for family meals and entertaining guests.

The spacious layout ensures that each room feels inviting and functional, allowing for a harmonious family life. The large garden is a standout feature, offering ample outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air on sunny days.

Conveniently located, this home provides easy access to local amenities, schools, and transport links, making daily life more manageable. Whether you are looking to settle down in a friendly community or seeking a home that caters to family needs, this property on Melrose Road is certainly worth considering. Embrace the opportunity to create lasting memories in this lovely family home.

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Melrose Road, Little Lever, BL3 1DX

Offers Over £270,000

 3  1  1  D

- Semi Detached Bungalow
- One Reception Room
- Off Road Parking And Garage
- EPC Rating: D
- Three Bedrooms
- Three Piece Shower Room
- Tenure: Leasehold
- Spacious Fitted Kitchen With Dining Area
- Enclosed Rear Garden
- Council Tax Band: B

Ground Floor

Hall

9'5 x 9'5 (2.87m x 2.87m)
UPVC double glazed frosted entrance door, central heating radiator, spotlights, smoke alarm, stairs to first floor and doors to reception room, kitchen/dining room. bedroom two and shower room.

Reception Room

14'7 x 11' (4.45m x 3.35m)
UPVC double glazed window, central heating radiator, coving and TV point.

Kitchen/Dining Room

20'11 x 12'9 (6.38m x 3.89m)
Two UPVC double glazed windows, storage heater, spotlights, gloss wall and base units, granite effect laminate worktops, granite effect splash backs, integrated oven in high rise unit, four burner gas hob, extractor hood, integrated microwave, composite sink with high spout spring mixer tap, plumbing for washing machine, space for dryer, plumbing for dishwasher, space for American style fridge freezer, breakfast bar, integrated seating, Vaillant boiler, wood effect flooring and UPVC double glazed Patio doors to rear.

Bedroom Two

11'3 x 9'5 (3.43m x 2.87m)
UPVC double glazed window, central heating radiator and coving.

Shower Room

6'1 x 5'11 (1.85m x 1.80m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head in double enclosure, PVC panel elevations and wood effect flooring.

First Floor

Landing

9'1 x 6'10 (2.77m x 2.08m)
Smoke alarm, spotlights, storage cupboard and doors to two bedrooms.

Bedroom One

11'5 x 9'9 (3.48m x 2.97m)
UPVC double glazed window and central heating radiator.

Bedroom Three

9'1 x 8'9 (2.77m x 2.67m)
Velux window and spotlights,

External

Front

Stone chips and block paved driveway leading to garage.

Rear

Laid to lawn garden, stone chips, decking and garage.



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