



**MISTORIA**  
ESTATE AGENTS



## 3 Beverley Road Bolton

**£199,950**

**Freehold**

BUNGALOW BUNGALOW  
NO CHAIN  
ADD VALUE  
FTB

Nestled in the tranquil and sought-after area of Beverley Road, Little Lever, this charming two-bedroom bungalow offers a delightful opportunity for those seeking a peaceful retreat. Spanning an impressive 624 square feet, this period property boasts a well-proportioned reception room, perfect for relaxation or entertaining guests.

The bungalow features two comfortable bedrooms, providing ample space for a small family or individuals looking for extra room. The bathroom is conveniently located, ensuring ease of access for all





- RARE BUNGALOW FOR SALE • LARGE GARDENS • DRIVEWAY • SOUGHT AFTER LOCATION • LITTLE LEVER • MOVE IN READY

#### Entrance Hall

#### Lounge

Attractive Lounge area

#### Breakfast /Kitchen

Fitted kitchen with wall and base units and breakfast bar. Built in oven and hob.

#### Bedroom 1

Double bedroom

#### Bedroom 2

Small double bedroom

#### Bathroom

3 piece bathroom suite comprising bath , pedestal sink unit and W.C.

#### Exterior

Garden fronted with driveway. Enclosed garden to rear.

#### Full Description

Do not miss the opportunity to move to this attractive true bungalow which is well situated within the village location of Little Lever.

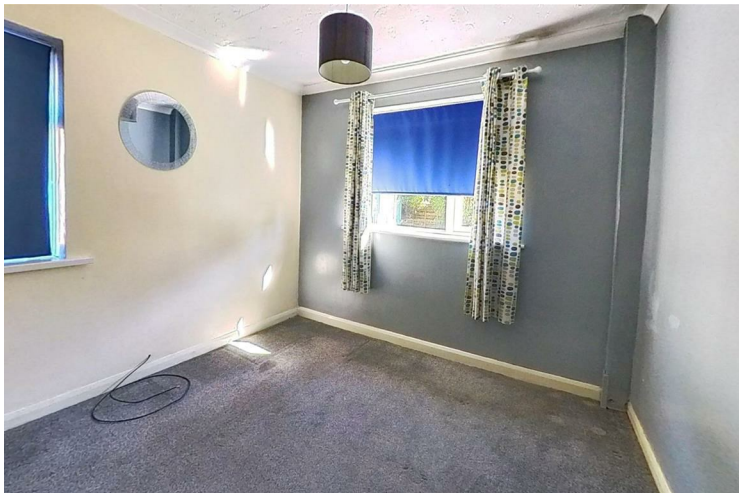
The property comprises 2 bedrooms, a lounge, a dining/kitchen and a 3 piece bathroom suite completing the accommodation.

Externally the property is garden fronted with a driveway providing off road parking.

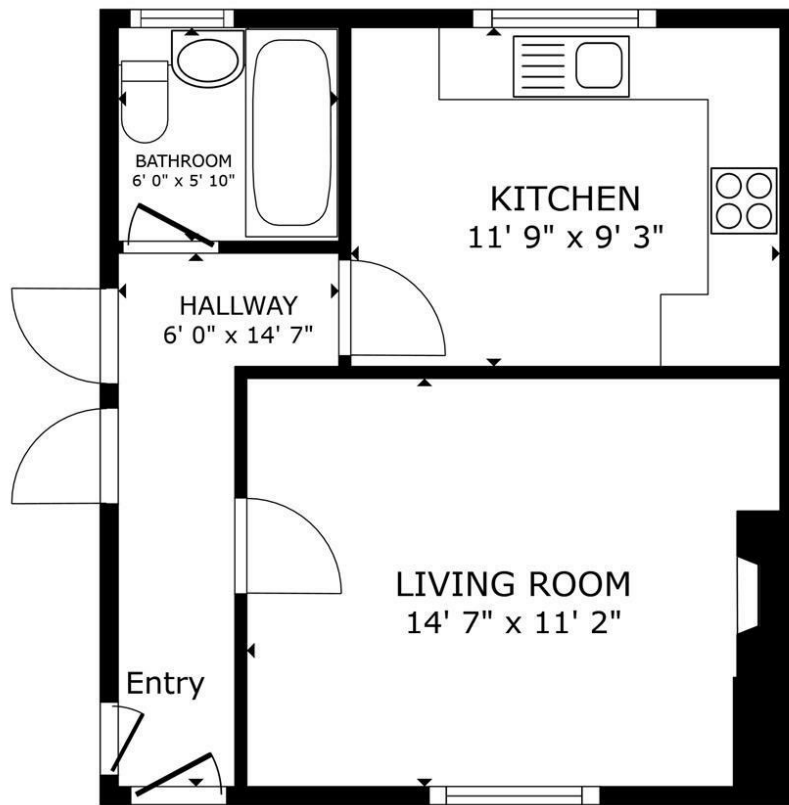
To the rear is a spacious patio garden.

This property will be sought after so early viewing is recommended to avoid disappointment.

Bond and references apply.







FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 376 sq.ft.  
TOTAL : 376 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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