

Lever Edge Lane, Bolton, BL3 3JZ

£250,000

Council Tax Band: A



Welcome to this gorgeous home, where modern style and functionality combine to create a warm and welcoming space. Being close to local schools, shops and transport links this is the perfect space for a growing family.

As you step inside the house, you'll be welcomed by a large living room offering an adaptable area for hosting visitors or spending quality time with the family. The stylish, modern furniture provides comfort and functionality while enhancing the upscale ambience of the house.

The kitchen is the perfect place, featuring an elegant eating space with a couch where you can enjoy casual meals. Cooking is a pleasure thanks to the contemporary appliances and stylish design, whether you're making a feast or just having a fast snack.

All members of the house can enjoy peace and convenience thanks to the two tastefully decorated bathrooms. Every bathroom features premium fittings and finishes that make going about your everyday business enjoyable.

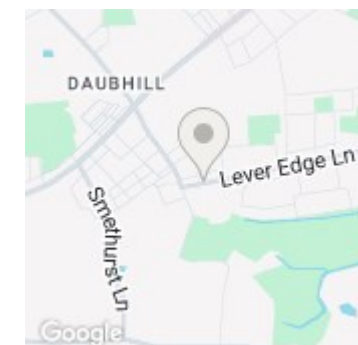
Every bedroom is a lovely haven that can easily fit a king-sized bed and additional furnishings because of its amazing dimensions. Its spacious design gives you enough space to set up your ideal personal haven, complete with a stylish dressing area or a comfortable reading area.



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Total area: approx. 114.8 sq. metres (1235.5 sq. feet)



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	