

Beech Avenue, Little Lever, Bolton, BL3 1JW
Offers In The Region Of £240,000
Council Tax Band: A



This well-presented three-bedroom terraced property offers spacious accommodation with two reception rooms, a fitted kitchen, and a family bathroom, ideal for families or buyers seeking a practical and comfortable home.

Key Features:

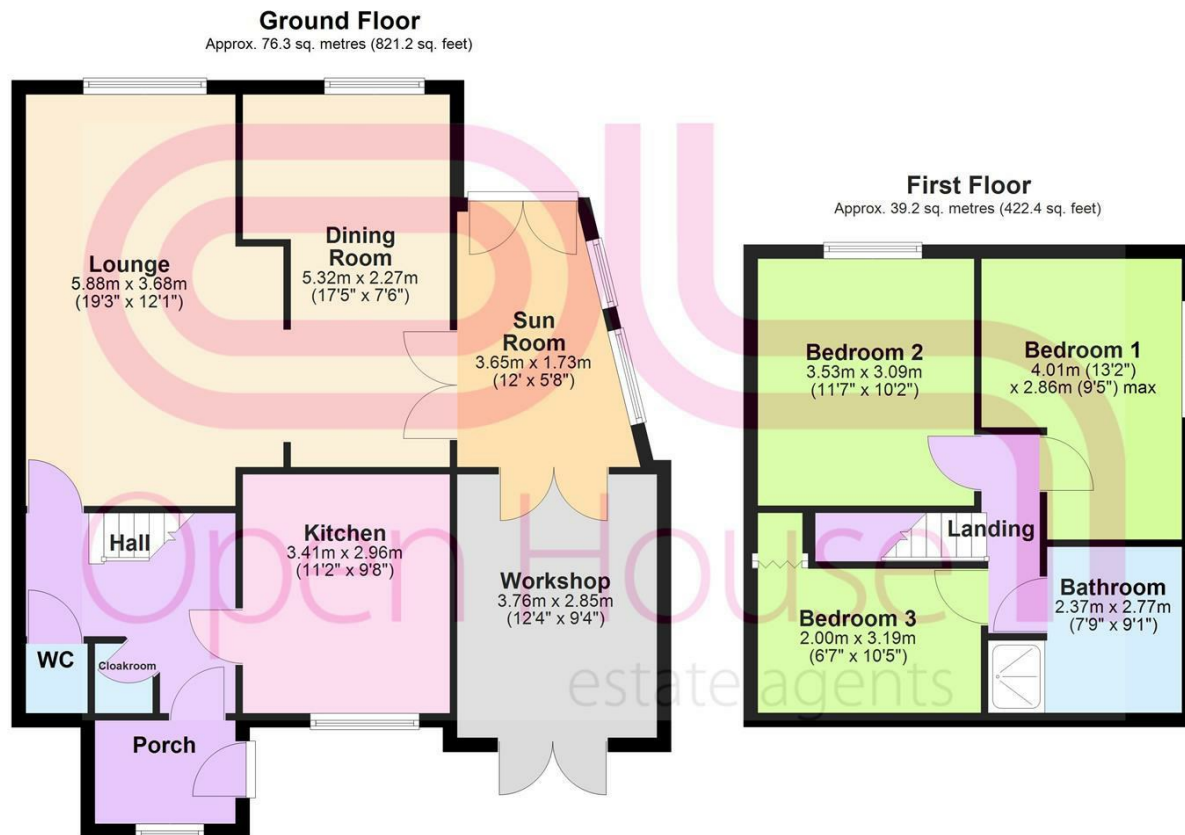
Three-bedroom terraced house with two reception rooms, fitted kitchen, family bathroom, rear garden, studio/garden office, parking, and an instant hot water/cooler system (Qettle) fitted under the kitchen sink.

Location Highlights:

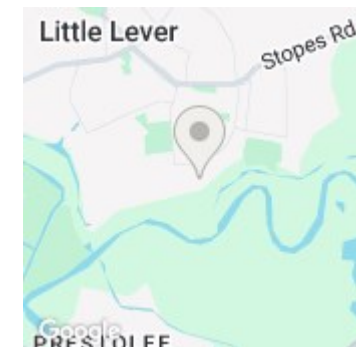
Situated on Beech Avenue in Little Lever, Bolton, the property is close to local amenities, nearby schools, and transport links, with easy access to surrounding areas.



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Total area: approx. 115.5 sq. metres (1243.6 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	