

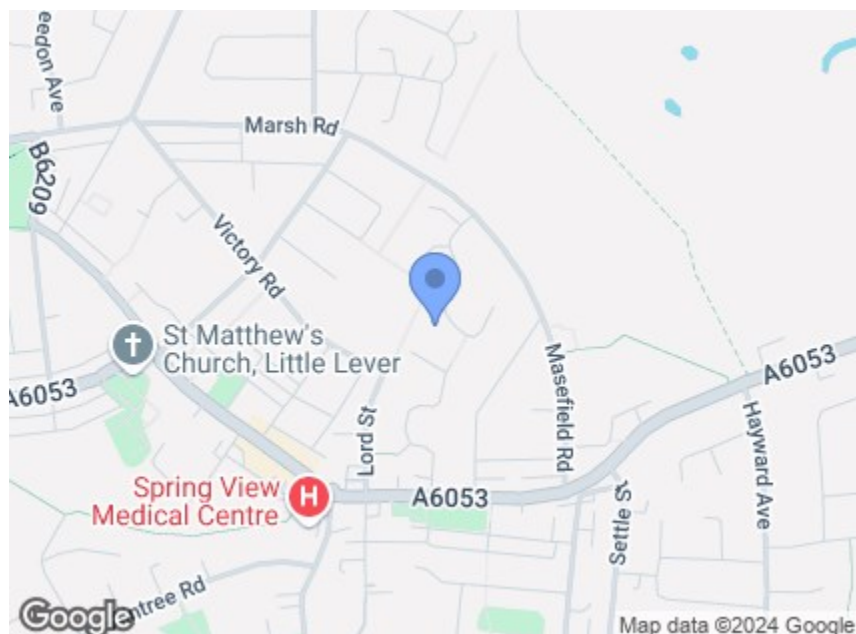


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Directions

From our central Ramsbottom office head towards Ainsworth and then, turn right onto Ainsworth Rd. Turn left onto Starling Rd and then right onto Bury and Bolton Rd, turn left onto Radcliffe Moor Rd, Turn right onto Bradley Ln and continue onto Tong Rd. Turn left onto Lancaster Dr, turn left onto Marsh Rd and continue onto Masefield Rd. Turn right onto Whittington CI and turn right Restricted-usage road.

38 Sunningdale Court

Little Lever, Bolton, BL3 1LZ

£125,000



- Two bedroom well presented ground floor apartment
- Sold with no chain
- One allocated parking space and visitor parking
- Ideal for first time buyers and investors
- Popular and convenient location
- Close to transport and amenities
- Viewing is highly recommended

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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38 Sunningdale Court

Little Lever, Bolton, BL3 1LZ

****Sold with no chain ** Perfect for first time buyer or investors ****

Welcome to Sunningdale Court in the charming village of Little Lever, Bolton! This delightful ground floor apartment with 1 reception room and 2 bedrooms, there's ample space for a small family, guests, or even a home office.

The property features 1 bathroom, ensuring convenience and privacy for all residents. Parking is made easy with space for 1 vehicle, making trips out or returning home a breeze.

Located in a tranquil neighbourhood, this house offers a peaceful retreat from the hustle and bustle of city life. Little Lever's community spirit and local amenities make it an ideal place to call home.

Don't miss out on the opportunity to own or invest this lovely property (tenant in situ) in Sunningdale Court. Book a viewing today and envision the possibilities that await you in this charming house!

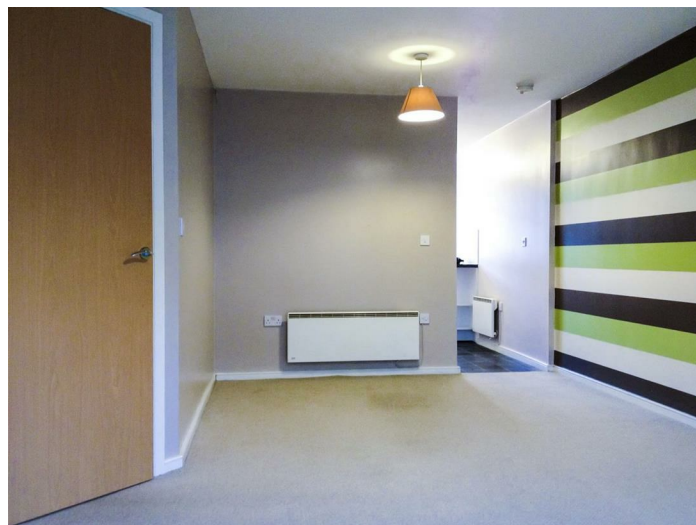
Living Room

19'2 x 11'9 (5.84m x 3.58m)

With a front facing UPVC window, storage heater, power points and a centre ceiling light



Alternative view



Alternative view



Kitchen

7'3 x 9'6 (2.21m x 2.90m)

With a side facing UPVC window, tiled flooring, power points, a range of wall and base units with contrasting work surfaces, inset sink and drainer unit, built in electric oven and electric hob with extractor hood



Bedroom One

10'6 x 11'8 (3.20m x 3.56m)

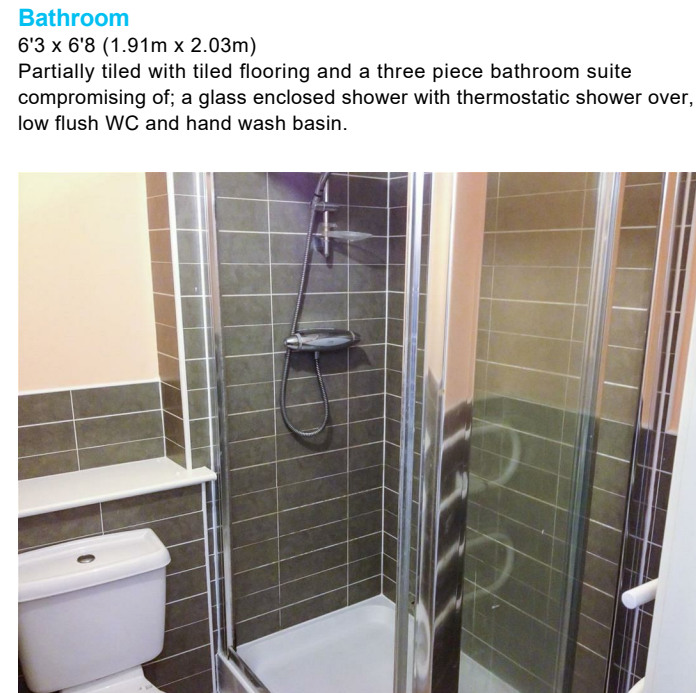
With a rear facing UPVC window, fitted wardrobes, storage heater and power points



Bedroom Two

8'5 x 8'9 (2.57m x 2.67m)

With a rear facing UPVC window, storage heater and power points

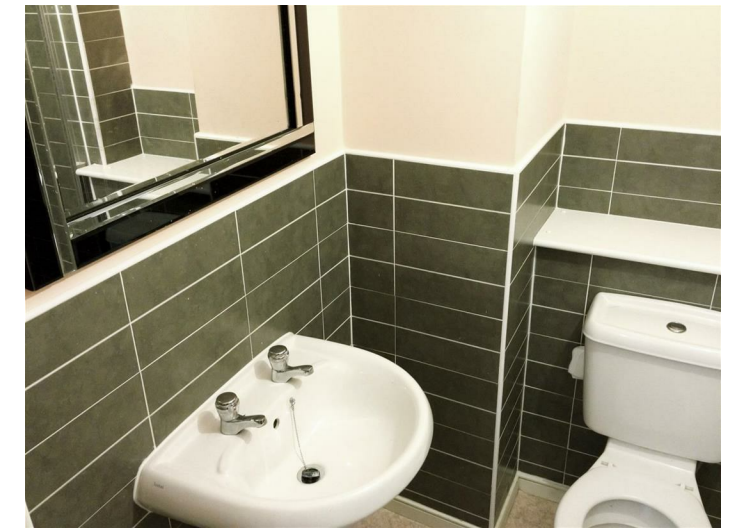


Bathroom

6'3 x 6'8 (1.91m x 2.03m)

Partially tiled with tiled flooring and a three piece bathroom suite comprising of; a glass enclosed shower with thermostatic shower over, low flush WC and hand wash basin.

Alternative view



Parking



Tenure - Leasehold
Council Tax - Bolton band B