



**Beedon Avenue
Little Lever
Bolton
Lancashire
BL3 1QH**

Offers in Excess of £278,000

bettermove

Beedon Avenue

Bolton

Bettermove are proud to present this 5 bedroom semi-detached house in Little Level, Bolton.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway. The council tax band is C.

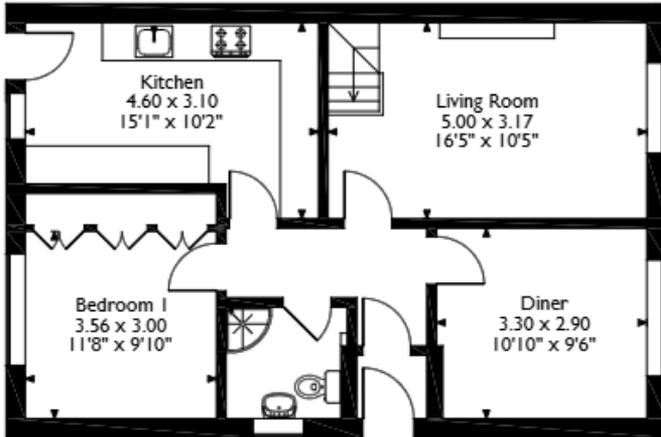
The interior of this beautifully presented property comprises a spacious living room, dining room, newly fitted kitchen, bathroom and first bedroom on the ground floor. The first floor consists of 4 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the village of Little Lever, in the popular town of Bolton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Moses Gate and Farnworth Train Stations, Radcliffe Tram stop, a variety of local bus routes, and quick access to the A666, leading to the M61.

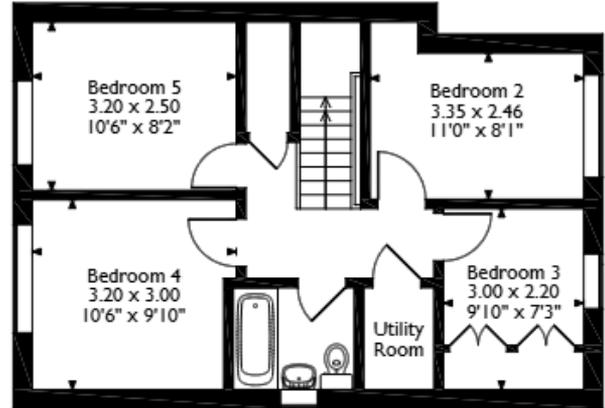
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Beedon Avenue, Little Lever, Bolton
 Approximate Gross Internal Area
 110 Sq M / 1184 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	74
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	54	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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