

**11 Broad Oak Road, Great Lever, Bolton, BL3 2JA**



**THE PROPERTY:**

Looking for more space? Then this might be the one for you. Extended by its current owners into a spacious family home, this semi detached property comprises Hallway, Lounge, Dining Room, Kitchen, Four Bedrooms, Bathroom. Externally there is parking to the front, garden to the rear. Other features include gas central heating and double glazing.

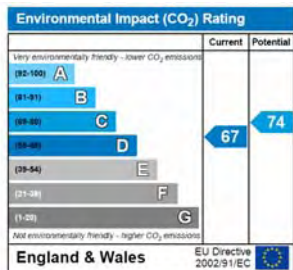
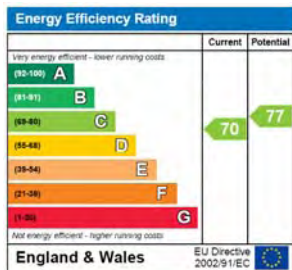
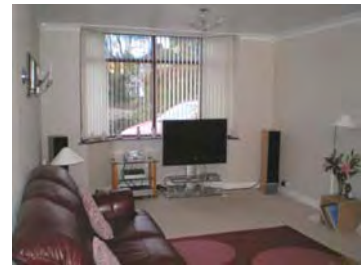
**£209,950**

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**THE ACCOMMODATION:**

<b>HALLWAY</b>	Entrance door, single radiator, stairs to first floor.
<b>LOUNGE</b>	22'7" x 11'11" (6.88m x 3.63m). Double glazed window to front, double radiator.
<b>DINING ROOM</b>	10' x 8' (3.05m x 2.44m). Double glazed French door to rear.
<b>KITCHEN</b>	16'5" x 15'10" (5m x 4.83m). PVC double glazed window to rear, modern range of wall and base units, integrated oven and five ring gas hob, granite sink with mixer tap, plumbed for washing machine, tiled splashbacks.
<b>FIRST FLOOR</b>	
<b>BEDROOM ONE</b>	22'11" x 9'8" (6.99m x 2.95m). PVC double glazed windows to front and rear, two single radiators.
<b>BEDROOM TWO</b>	11'9" x 10'7" (3.58m x 3.23m). PVC double glazed window to rear, fitted robes, single radiator.
<b>BEDROOM THREE</b>	12'2" x 11'9" (3.7m x 3.58m). Double glazed window to front, fitted robes, single radiator.
<b>BEDROOM FOUR</b>	6'9" x 5'11" (2.06m x 1.8m). Double glazed window to front, single radiator.
<b>BATHROOM</b>	13'10" x 5'10" (4.22m x 1.78m). PVC double glazed window to rear, four piece suite comprising bath, separate shower cubicle, pedestal wash hand basin, w/c. Tiled flooring and walls.
<b>EXTERNALLY</b>	
<b>TO FRONT</b>	Driveway.
<b>INTEGRAL GARAGE</b>	Up and over door.
<b>TO REAR</b>	Not overlooked, paved patio, fencing.



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