



**16 Catterick Drive, Little Lever, Bolton, Lancashire, BL3 1EL**

Amazing opportunity to purchase this semi-detached family home located in a quiet cul-de-sac in Little Lever! Very well placed for access to schools, shops and transport links. The property boasts four bedrooms, a newly fitted kitchen, driveway and a detached garage.

On entering the property, you are welcomed into the entrance hall, offering access into one bedroom, the lounge, main bathroom and kitchen / diner. The first bedroom and lounge are situated to the front of the property and both have fitted carpets, the bedroom has a front elevated window and the lounge has a sliding door offering access into the front yard. The bathroom is next, and this comprises of a three-piece suite, incorporating a corner shower cubicle, hand wash basin and a W/C. To the rear of the first floor is the kitchen and dining room. The kitchen is newly installed and comprises of a range of wall and base units, incorporating



**offers in excess of £240,000**

**the purple  
property shop**

**Tel: 01204 598979**

## Ground Floor

### First Bedroom

2.87m x 3.40m (9' 5" x 11' 2")

### Lounge

3.40m (into recess) x 4.65m (11' 2" x 15' 3")

### Bathroom

1.7m x 1.8m (5' 7" x 5' 11")

### Dining Room

3.0m x 3.3m (9' 10" x 10' 10")

### Kitchen

3.8m x 2.8m (12' 6" x 9' 2")

## External

### Detached Garage

3.8m x 6.3m (12' 6" x 20' 8")

## Additional Information

### Tenure

Leasehold

999 years from 13 November 1967

Ground rent: £12

### Council Tax

Bolton / Band C / Approximately £1,812.32



## First Floor

### Second Bedroom

2.95m (into robe) x 3.54m (9' 8" x 11' 7")

### Ensuite

1.17m x 2.81m (3' 10" x 9' 3")

### Third Bedroom

3.4m x 2.4m (11' 2" x 7' 10")

### Fourth Bedroom

2.6m x 2.8m (8' 6" x 9' 2")

L-Shaped / Taken at longest lengths.