



## **12 Lever Park Avenue, Horwich, Bolton, BL6 7LE**

- Manchester commuter belt
- No chain
- Driveway to front and garage to rear
- Three first floor bedrooms and two individual reception rooms
- Additional ground floor extension providing great flexibility
- Tenure: Freehold
- Ground floor shower room
- Utility and conservatory extension
- Around 2 miles to both train and motorway links
- Commercial Centre approx. 1.5 miles
- Impressive modern wet room
- Council Tax Band D