



## Church Street, Little Lever, BL3 1BW

### Offers Over £140,000

#### IMMACULATE MID TERRACE HOME


Situated on Church Street in the charming area of Little Lever, this immaculate mid-terrace home presents an excellent opportunity for first-time buyers or those seeking a low-maintenance property. The house boasts a neutrally finished interior, ensuring a bright and welcoming atmosphere throughout.

Upon entering, you will find a well-proportioned reception room that offers a comfortable space for relaxation and entertaining. The modern fitted kitchen is a highlight of the home, featuring ample space for a dining table, making it perfect for family meals or gatherings with friends.

The property comprises two inviting bedrooms, providing a peaceful retreat for rest and relaxation. The four-piece bathroom suite is stylishly designed, offering both functionality and comfort.

With no chain delay, this home is ready for you to move straight in, allowing for a seamless transition into your new abode. The low maintenance externals further enhance the appeal, making it an ideal choice for those with a busy lifestyle.

In summary, this delightful mid-terrace house on Church Street is a perfect blend of modern living and convenience, making it a must-see for anyone looking to settle in Little Lever.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

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## Offers Over £140,000

 **2**  **1**  **1**  **C**

- Immaculate Mid Terrace Property
- Modern Fitted Kitchen
- On Street Parking
- EPC Rating C
- Two Bedrooms
- Neutral Decoration Throughout
- Tenure Freehold
- Four Piece Bathroom Suite
- No Chain Delay
- Council Tax Band A

### Ground Floor

#### Entrance Vestibule

Composite double glazed front entrance door and door to reception room.

#### Reception Room

15'2 x 14'2 (4.62m x 4.32m)

UPVC double glazed window, two central heating radiators, television point and open to kitchen.

#### Kitchen

14'8 x 12'6 (4.47m x 3.81m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite effect surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, plumbing for washing machine, space for fridge freezer, tiled flooring, understairs storage, stairs to first floor and composite double glazed door to rear.

### First Floor

#### Landing

10'8 x 6'11 (3.25m x 2.11m)

Loft access, doors to two bedrooms and bathroom.

#### Bedroom One

14'4 x 14'2 (4.37m x 4.32m)

UPVC double glazed window and central heating radiator.

#### Bedroom Two

9'4 x 6'3 (2.84m x 1.91m)

UPVC double glazed window and central heating radiator.

#### Bathroom

12'1 x 4'5 (3.68m x 1.35m)

UPVC double glazed frosted window, central heating radiator, direct feed shower enclosed, pedestal wash basin with traditional taps, dual flush WC, tiled elevations, spotlights and tiled flooring.

### External

#### Rear

Enclosed concrete yard with gate to shared access.



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