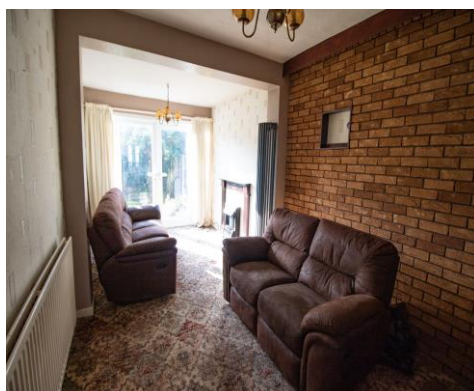




Church Street, Little Lever, Bolton, BL3 1BS

Offers in the Region Of £189,950

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! 2 RECEPTION ROOMS! A spacious 3 bedroom semi detached home with a garage, driveway and lawned gardens to the front and rear, located on Church Street in the Little Lever area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance porch and hallway, a spacious lounge, a second reception room with a feature electric fire and surround, a fully fitted galley style kitchen with an integrated gas hob and an electric oven, a utility room to the rear of the garage, and a spacious rear garden with a patio area and a lawn. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom (fully fitted wardrobes to the master bedroom) and a family bathroom with a 3 piece suite including a basin, toilet and a corner bath with a shower over the bath tub. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. The EPC is ordered and will be live on the advert soon. Leasehold property with 907 years left on the lease, 3.15 per annum ground rent.



ACCOMMODATION

Entrance Porch 3' 10" x 6' 3" (1.18m x 1.9m)

The entrance porch to the front of the property.

Entrance Hallway 13' 6" x 5' 4" (4.12m x 1.63m)

The entrance hallway to the front of the property. Warmed by a gas central heated radiator.

Lounge 10' 3" x 11' 2" (3.12m x 3.4m)

A spacious lounge to the front of the property. Fitted with a large double glazed bay fronted window to the front aspect. Warmed by a gas central heated radiator.

Reception Room 2 20' 5" x 11' 3" (6.22m x 3.44m)

A spacious reception room to the rear of the property. Fitted with a pair of double glazed french doors to the rear aspect. Warmed by a gas central heated radiator.

Rear Garden

A spacious rear garden with a patio area and a grass lawn.

Master bedroom 12' 6" x 9' 1" (3.8m x 2.77m)

A double sized Master bedroom to the front of the property. Comes with fully fitted wardrobes to the left hand wall. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 11' 0" x 10' 6" (3.36m x 3.19m)

A double sized bedroom to the rear of the property. Fitted with a pair of double glazed french doors to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 7' 10" x 5' 9" (2.38m x 1.74m)

A single sized bedroom to the front of the property. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

Family Bathroom 8' 5" x 6' 2" (2.56m x 1.88m)

A spacious Family bathroom to the rear of the property. Comes with a 3 piece suite including a basin, toilet and a corner bath with a shower over the bath. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



