



Church Street Bolton

£875

AVAILABLE NOW CONTACT OUR OFFICE TO ARRANGE VIEWINGS

Nestled on Church Street in the charming area of Little Lever, Bolton, this delightful two-bedroom house offers a perfect blend of modern living and convenience. The property boasts a spacious kitchen, ideal for culinary enthusiasts and family gatherings alike. The contemporary three-piece bathroom adds a touch of elegance, ensuring comfort for all residents.

One of the standout features of this home is the large back garden, providing ample space for outdoor activities, gardening, or simply enjoying the fresh air. This private outdoor area is perfect for families, pets, or anyone who appreciates a bit of nature right at their doorstep.

Additionally, the location is highly advantageous, with local shops and schools just a stone's throw away. This makes it an excellent choice for families or individuals seeking a community-oriented



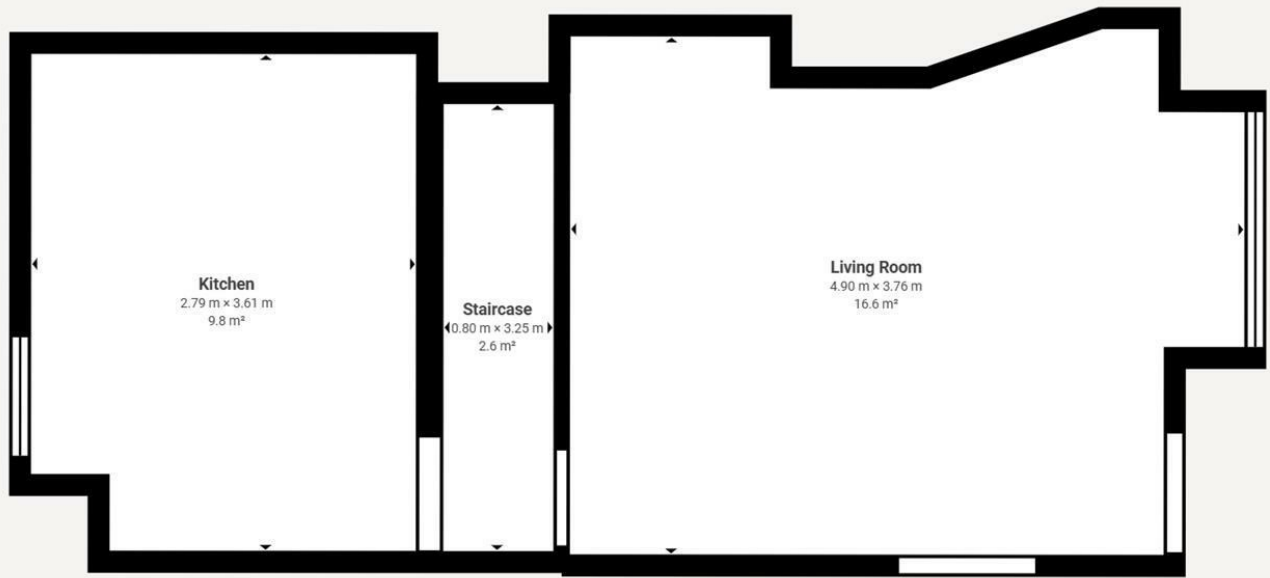
- 2 Bedrooms • 3 piece bathroom • Spacious modern kitchen • rear porch • Large rear garden

Disclaimer

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Matterport Property Report:

31 Church Street

Gross Floor Area - Full Property 73.6 m² | Floor 1 34.7 m²

Sizes and dimensions are approximate, actual may vary

Visit 3D space on
Matterport



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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