



8 Settle Street, Bolton
£130,000

Miller Metcalfe
Every step of the way

8 Settle Street

Bolton, Bolton

IDEAL FIRST TIME BUY OR BUY TO LET PURCHASENO ONWARD CHAIN***WELL PRESENTED*** Located in an ever popular and hugely sought after location in Great Lever stands this well presented home with accommodation over 3 floors. The property is being offered for sale with no onward chain. The accommodation comprises; Lounge and a fitted kitchen. Rising to the first floor is bedroom, storage cupboard and three piece bathroom suite. On the second floor is the master double bedroom. Outside is an enclosed yard to the rear.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: F

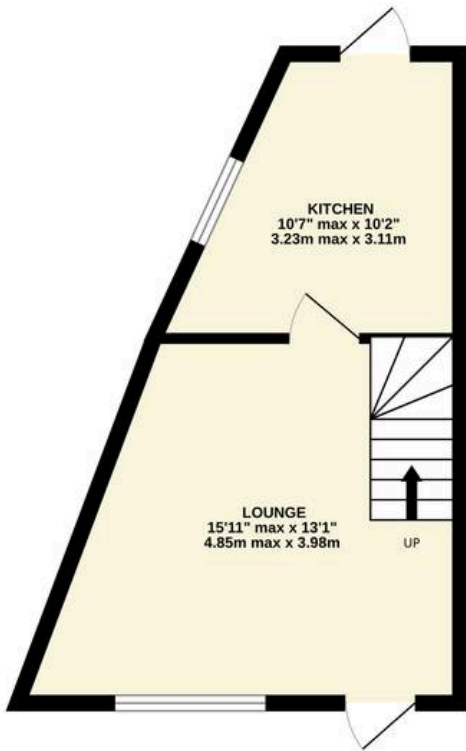




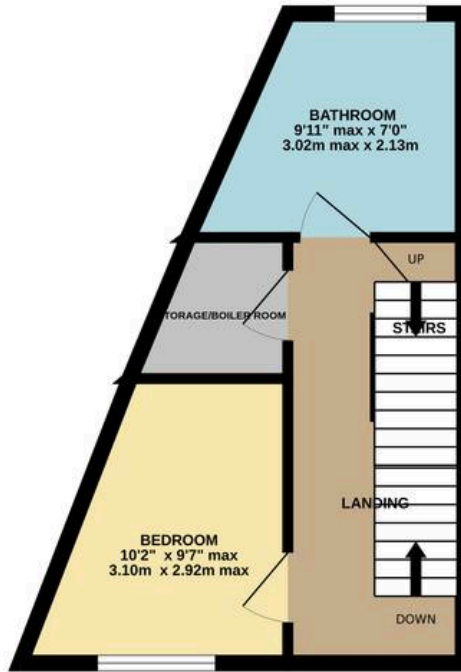




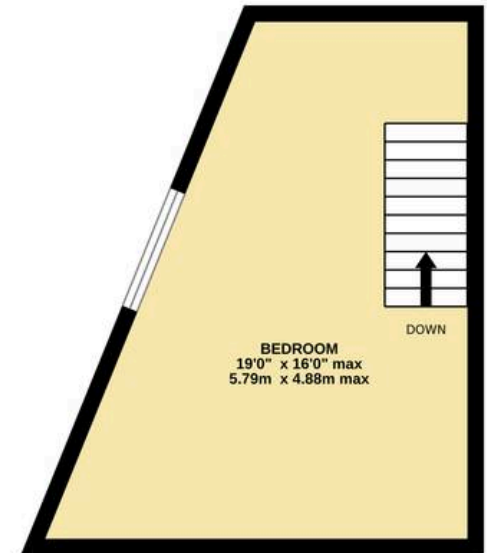
GROUND FLOOR
263 sq.ft. (24.4 sq.m.) approx.



1ST FLOOR
261 sq.ft. (24.2 sq.m.) approx.



2ND FLOOR
228 sq.ft. (21.2 sq.m.) approx.



TOTAL FLOOR AREA : 752 sq.ft. (69.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Miller Metcalfe - Bolton

Miller Metcalfe, 2-10 Bradshawgate - BL1 1DG

01204 535353 • bolton@millermetcalfe.co.uk • millermetcalfe.co.uk/

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