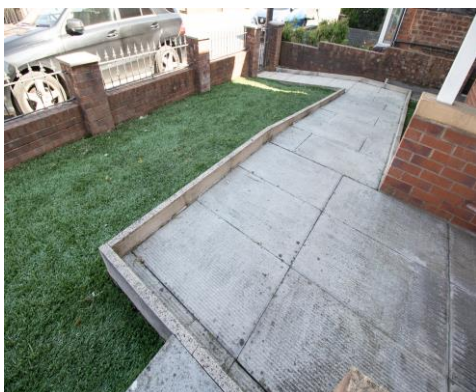




**Church Street, Little Lever, Bolton, BL3 1BL**

**Offers in the Region Of £220,000**

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! FREEHOLD PROPERTY! A well presented 3 bedroom detached home located on Church Street in the Little Lever area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance lobby, a spacious lounge, a fully fitted modern kitchen in grey including an integrated gas hob, grill, oven and a chrome extractor hood, a downstairs W.C and a low maintenance garden to the rear, with gated off road parking. To the upper floor you will find 3 bedrooms, a double sized Master bedroom with fully fitted wardrobes in grey and an en-suite bathroom including a basin, toilet and a shower cabinet, a second double sized bedroom and 1 single bedroom plus a modern Family bathroom including a basin, toilet and a bath tub with a shower over the bath and a glass shower screen. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Close by to the centre of Little Lever, local schools including Little Lever High School and the M60 motorway junction. The EPC has been ordered and will live on the advert soon.



## ACCOMMODATION

### **Entrance Lobby** 6' 9" x 7' 3" (2.07m x 2.21m)

The entrance lobby to the front of the property.

### **Lounge** 16' 3" x 12' 4" (4.96m x 3.75m)

A spacious lounge to the front of the property. Decorated in white with a grey wood laminate floor. Plenty of space for modern furniture to fit easily. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Kitchen** 18' 5" x 12' 6" (5.61m x 3.80m)

A modern, open plan, fully fitted kitchen in grey including an integrated gas hob, grill, oven and a chrome extractor hood. Decorated in white with part tiled walls and a grey wood laminate floor. A double glazed window is fitted to the rear aspect.

### **Rear Garden** 22' 8" x 23' 2" (6.91m x 7.06m)

A low maintenance garden to the rear. Rear gates offer the option of off road parking if desired.

### **Downstairs W.C** 3' 7" x 6' 9" (1.09m x 2.06m)

A downstairs W.C just off from the entrance lobby. Comes with a basin and a toilet in white.

### **Master bedroom** 16' 3" x 12' 6" (4.96m x 3.82m)

A double sized Master bedroom to the rear of the property. Comes with fully fitted wardrobes in grey and an en-suite bathroom. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **En-suite to the Master bedroom** 7' 2" x 5' 10" (2.18m x 1.78m)

The en-suite bathroom to the Master bedroom. Comes with a basin, toilet and a shower cabinet. Decorated in white with a dark grey tiled floor. A double glazed window is fitted to the side aspect. Warmed by a gas central heated chrome towel holder.

### **Family Bathroom** 9' 4" x 5' 6" (2.84m x 1.67m)

A modern Family bathroom with a 3 piece suite in white including a basin, toilet and a bath tub with a shower over the bath and a glass shower screen. A double glazed window is fitted to the side aspect. Warmed by a gas central heated radiator.

### **Bedroom 2** 10' 0" x 12' 8" (3.04m x 3.86m)

A second double sized bedroom to the front of the property. Decorated in white with a mid oak wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Bedroom 3** 10' 0" x 6' 7" (3.04m x 2.0m)

A single sized bedroom to the front of the property. Decorated in white with a mid oak wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.





## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

