

# 8 Lever Bridge

Approximate Gross Internal Floor Area = 74.6 sq m / 803 sq ft

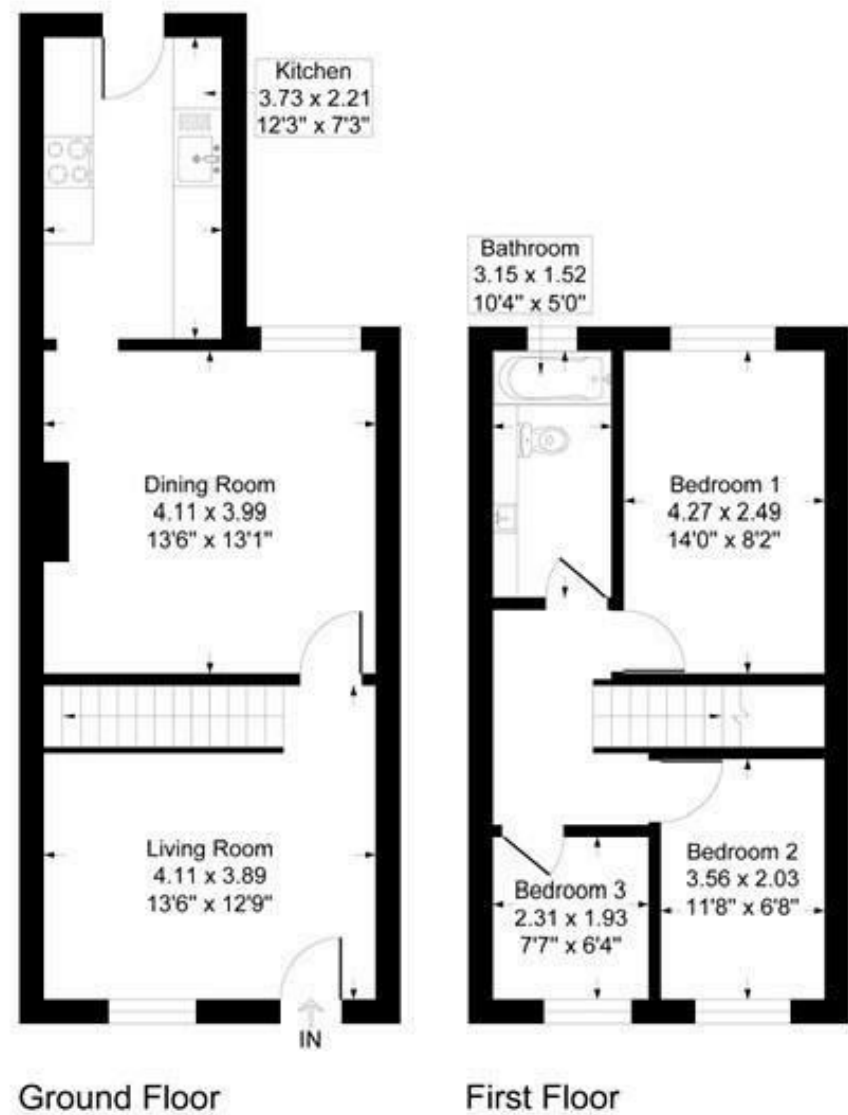
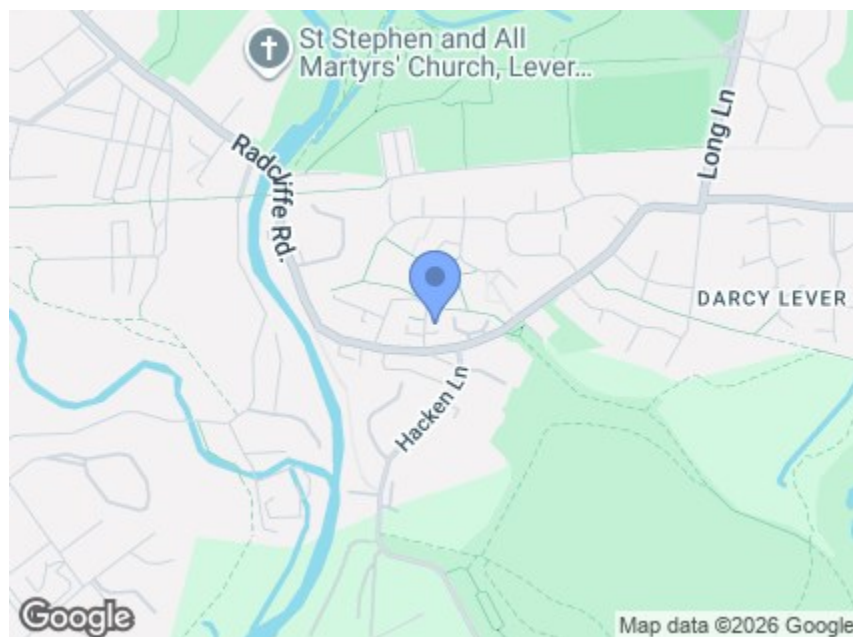


Illustration for identification purposes only, measurements are approximate, not to scale.



### Directions

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>(81-91) A</small> <small>(69-80) B</small> <small>(55-68) C</small> <small>(39-54) D</small> <small>(21-38) E</small> <small>(1-20) F</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>England &amp; Wales</small> EU Directive 2002/91/EC		<small>England &amp; Wales</small> EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



## 8 Lever Bridge Place , Bolton, BL3 1SA

Offers over £160,000



- Three-bedroom mid-terrace home
- Separate dining room ideal for family living or entertaining
- Contemporary three-piece family bathroom
- Convenient location close to local amenities, schools and transport links

- Spacious living room with staircase to first floor
- Modern fitted kitchen with integrated appliances
- Well-presented throughout with modern décor
- Tenure - Freehold, Council Tax - Bolton band A, EPC rated - awaiting



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# 8 Lever Bridge Place

, Bolton, BL3 1SA

A well-presented three-bedroom mid-terrace property offering spacious and modern accommodation across two floors, ideal for first-time buyers, families or investors. The property has been tastefully updated with contemporary décor while retaining a practical and comfortable layout.

The ground floor features a bright and welcoming living room with staircase rising to the first floor, leading through to a generous dining room which provides an excellent space for entertaining or family dining. To the rear is a modern fitted kitchen with sleek cabinetry, integrated appliances and access to the rear of the property.

To the first floor are three bedrooms, including a generous principal bedroom and two further bedrooms suitable for children, guests or home office use. A contemporary family bathroom fitted with a three-piece suite completes the accommodation.

Externally the property benefits from a small front forecourt and is conveniently located close to local amenities, schools, transport links and Bolton town centre. The home offers ready-to-move-into accommodation and will appeal to buyers seeking a well-proportioned home in a convenient location.

## Living Room

13'6 x 12'9 (4.11m x 3.89m )

A bright and comfortable reception room featuring modern flooring and neutral décor. The staircase rises from this room to the first floor, while a large window allows plenty of natural light.



## Dining Room

13'6 x 13'1 (4.11m x 3.99m)

A generous second reception room positioned to the rear of the property, providing an excellent space for family dining or entertaining guests. The room benefits from stylish décor, feature fireplace and ample space for a dining table and additional furniture.



## Kitchen

12'3 x 7'3 (3.73m x 2.21m)

Modern fitted kitchen with a range of wall and base units complemented by work surfaces and tiled splashbacks. The kitchen includes integrated cooking appliances and plumbing for additional appliances, with a rear door providing access outside.

## First Floor Landing

First floor landing providing access to all bedrooms and the family bathroom.



## Bedroom One

14'0 x 8'2 (4.27m x 2.49m)

A spacious double bedroom positioned to the front of the property, offering plenty of room for wardrobes and bedroom furniture.



## Bedroom Two

11'8 x 6'8 (3.56m x 2.03m)

A well-proportioned second bedroom overlooking the rear of the property, suitable as a double or generous single room.



## Bedroom Three

7'7 x 6'4 (2.31m x 1.93m )

A smaller third bedroom which would work well as a nursery, dressing room or home office.



## Bathroom

10'4 x 5'0 (3.15m x 1.52m)

Modern three-piece bathroom suite comprising panelled bath with shower over, low-level WC and wash hand basin. The room is finished with contemporary tiling and benefits from natural light via the window.



## Rear Yard