



40 Christ Church Lane, Bolton
£325,000

Miller Metcalfe
Every step of the way

40 Christ Church Lane

Bolton

This charming two-bedroom detached true bungalow presents an excellent opportunity for buyers seeking a comfortable and well-maintained home in a highly sought-after location. The property occupies a generous plot, offering a sense of space and privacy throughout. Upon entering, you are welcomed into a bright and inviting hallway that leads to the principal living areas. The spacious lounge is tastefully decorated and benefits from ample natural light, creating a warm and relaxing environment ideal for both every-day living and entertaining guests. The adjoining dining area provides a versatile space for family meals or formal gatherings, with convenient access to the well-appointed kitchen, which features a range of fitted units and integrated appliances, as well as plenty of worktop space for food preparation. The bungalow has a good-sized conservatory overlooking the rear gardens. There are two well-proportioned bedrooms, each offering comfortable accommodation with room for freestanding furniture and storage solutions. The modern shower room is finished to a high standard, with contemporary fittings and fixtures. Additional storage is available via built-in cupboards and loft access, ensuring that the property remains clutter-free and practical. The home is further enhanced by a private driveway, which provides off-road parking for multiple vehicles, and a single garage that offers secure storage or potential for use as a workshop or hobby space. Located in a popular residential area, the house enjoys proximity to a range of local amenities, including shops, schools, and public transport links, making it an ideal choice for professionals, couples, or small families. The neighbourhood is well regarded for its community feel and convenient access to major road networks, ensuring easy commuting to nearby towns and cities. This delightful home combines practical features with a welcoming atmosphere, making it a standout option within the local market. Early viewing is highly recommended to fully appreciate the quality and potential this property has to offer. Whether you are looking to take your first step onto the property ladder or seeking to downsize without compromising on comfort and convenience, this two-bedroom detached house is sure to impress with its blend of style, space, and location.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

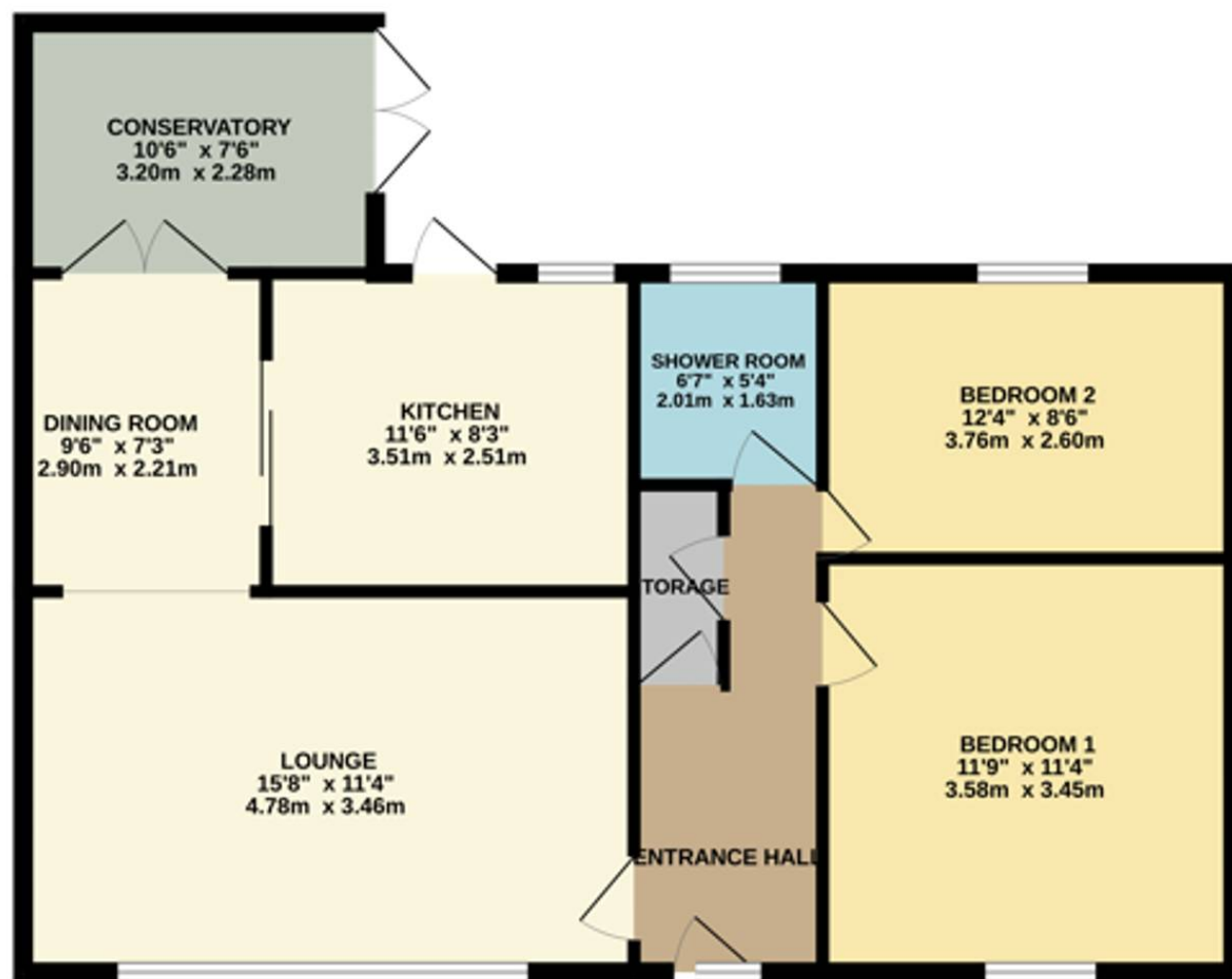








GROUND FLOOR
831 sq.ft. (77.2 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 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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