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92 CHURCH STREET  
Bolton, BL3 1BN  
Offers In The Region Of £135,000

# 92 CHURCH STREET

## Property at a glance

- garden fronted mid terrace
- two generous sized bedrooms
- PVC double glazing & GCH system
- located in the heart of Little Lever Village conveniently placed for easy access to all local amenities
- spacious lounge
- modern fitted kitchen with integrated appliances
- utility room
- modern family bathroom
- patio garden to the rear
- offered for sale with vacant possession and no onward chain, offered for sale with vacant possession and no onward chain!!

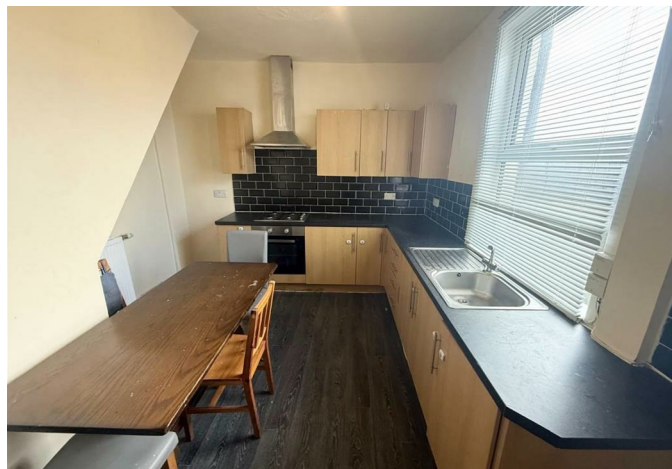
This garden-fronted mid-terrace property offers an excellent opportunity for buyers seeking a comfortable home in a highly convenient location. Situated in the heart of Little Lever Village, the property is ideally positioned for easy access to a wide range of local amenities, schools, and transport links.

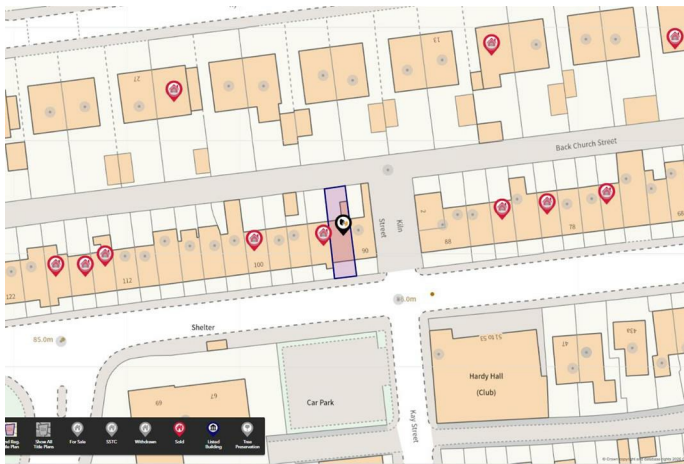
The accommodation comprises a spacious lounge, providing a welcoming and versatile living area, alongside a modern fitted kitchen complete with integrated appliances. A useful utility room adds further practicality to the ground floor layout.

To the first floor, there are two generously sized bedrooms, both offering ample space along with a contemporary family bathroom finished to a modern standard.

Externally, the property benefits from a patio garden to the rear, ideal for low-maintenance outdoor enjoyment.

Additional features include PVC double glazing and a gas central heating system. The property is offered for sale with vacant possession and no onward chain, making it an ideal choice for first-time buyers or BTL investors.





GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.

1ST FLOOR  
391 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, 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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower saving costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
102 plus	A			102 plus	A		
81-101	B			81-101	B		
62-80	C			62-80	C		
43-61	D			43-61	D		
23-42	E			23-42	E		
9-22	F			9-22	F		
1-8	G			1-8	G		
Not energy efficient - higher saving costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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