



## 92 Church Road , Bolton, BL1 6HH

A deceptively spacious well presented garden fronted end terrace house with parking to the rear. Conveniently located in this popular residential area the accommodation comprises of entrance hall, lounge, dining room, fitted kitchen, two double bedrooms and bathroom. Garden to the front and rear. An ideal purchase for the first time buyers, small family or retired couple.

£185,950

# 92 Church Road

, Bolton, BL1 6HH



- Spacious Lounge
- Two Double Bedrooms
- Excellent Purchase for the First Time Buyer
- Dining Room with Feature Fireplace and Patio Doors
- Modern Bathroom Suite in White
- Modern Kitchen with Built in Appliances
- Enclosed Garden to the Rear with Pull in Providing Parking

## Entrance Hall

Timber flooring, ceiling mouldings.

## Lounge

11'8 x 10'4 (3.56m x 3.15m)

Timber flooring, bay window with shutter blinds, radiator, ceiling mouldings, double doors leading to:

## Dining Room

14' x 11 (4.27m x 3.35m)

Attractive feature fireplace with electric fire, timber flooring, two radiators, coving, understairs built in desk, staircase to first floor, double glazed patio doors to rear garden.

## Kitchen

6'10 x 9'3 (2.08m x 2.82m)

Modern kitchen with fitted wall and base units in grey with contrasting worktops incorporating single drainer sink unit.

Electric hob, oven, extractor fan, built in fridge freezer, built in dishwasher, built in microwave.

## Landing

Radiator, ceiling coving.

## Bedroom One

13'10 x 9'11 (4.22m x 3.02m)

Radiator.

## Bedroom Two

14'2 x 18' (4.32m x 5.49m)

Built in cupboard with wall mounted gas central heating boiler.

## Bathroom

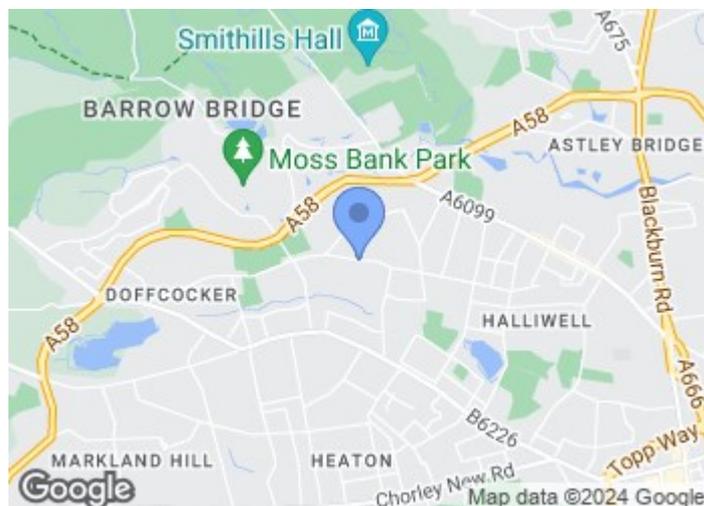
Three piece suite in white comprising of bath with shower, shower screen, low flush toilet, wash hand basin, radiator, tiled walls, tiled floor, recessed eye ball lighting.

## External

Walled front lawned garden, walled and fenced rear garden, split level with double gates providing parking for one vehicle.

## PROPERTY MISDESCRIPTION ACT 1991.

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## Directions





# Floor Plan

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