



**87 Lords Stile Lane, Bromley Cross, Bolton BL7
9JZ**

Alexandra West ALEXANDRA WEST

THE PROPERTY

NO UPWARD CHAIN.

This three bedroom end terrace property has enormous potential! Owned by the same family since new, this petite house has had a full rewire and new roof approximately 10 years ago, although in need of cosmetic updating this property represents great value and would make a wonderful purchase for a first time buyer looking to move to Bromley Cross, in a location where schools and village amenities are only a short stroll away. Outside there is a neat little garden to the front and gated driveway parking for one car. At the rear there is a lawned garden with some mature planting. A raised and covered decked area directly outside the kitchen door provides somewhere to sit no matter what the British weather is throwing at you!

THE ACCOMMODATION

You enter this property straight into an entrance hall, step to your left and into the lounge. Flooded with natural light thanks to the large window overlooking the front, you'll find this is the perfect spot to sit and people watch. Continue through to the rear of the house where an extension to the dining area has provided you with just enough extra room to make all the difference. The kitchen is next door to the dining room and has access to the garden, we would be tempted to knock through to the kitchen and create a kitchen diner.

Upstairs are two small double bedrooms and a single, all accessed off a bright open landing. The family shower room is fully tiled and fitted with a combination vanity unit.

LOCATION

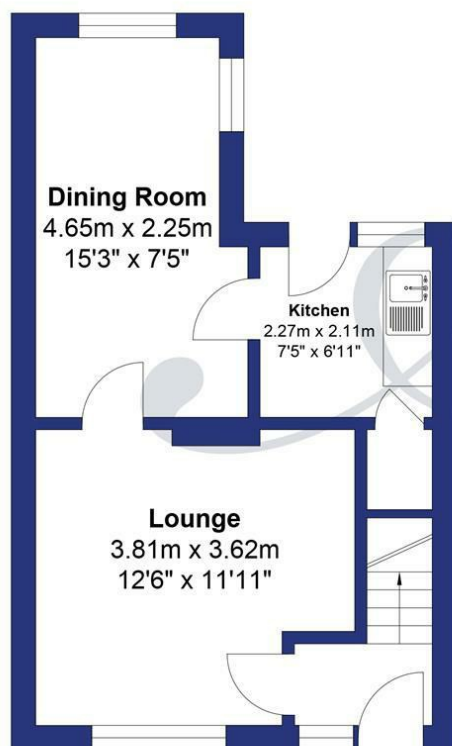
Lords Stile Lane is situated close to the centre of Bromley Cross village, with the local shops and village amenities only a very short walk away. Bromley Cross is acknowledged as one of Bolton's most prestigious locations and properties in this location are in high demand. Being on the fringe of the West Pennine Moors and close to beautiful countryside, this area is a great choice if you love the outdoors. Bromley Cross train station, local bus routes and excellent schooling are also all on your doorstep.





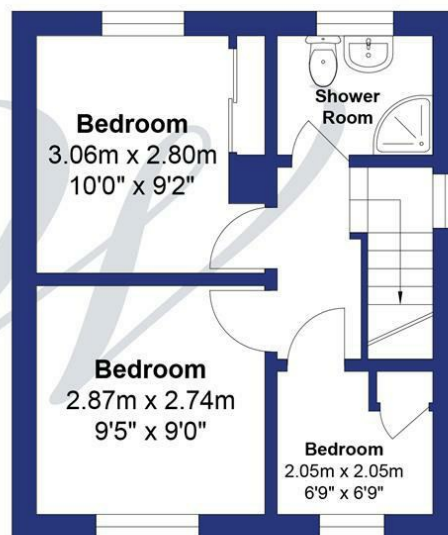
Ground Floor

Approx: 34.24 sq. meters (369 sq. feet)

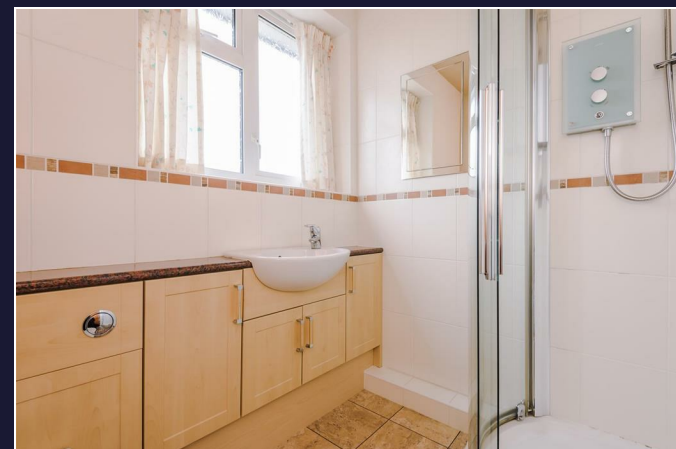


First Floor

Approx: 28.48 sq. meters (307 sq. feet)



Total Area: approx: 62.72 sq. meters (676 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		87	(92 plus) A		86
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	62		(55-68) D	56	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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