

**Church Avenue, Bolton, BL3 4AW**  
**Offers Over £200,000**  
**Council Tax Band: A**



A spacious three-bedroom terraced house offering flexible family accommodation with two reception rooms, a fitted kitchen, and two bathrooms.

**Key Features:**

Three bedrooms, two reception rooms, fitted kitchen, two bathrooms, practical layout, and ideal family living space.

**Location Highlights:**

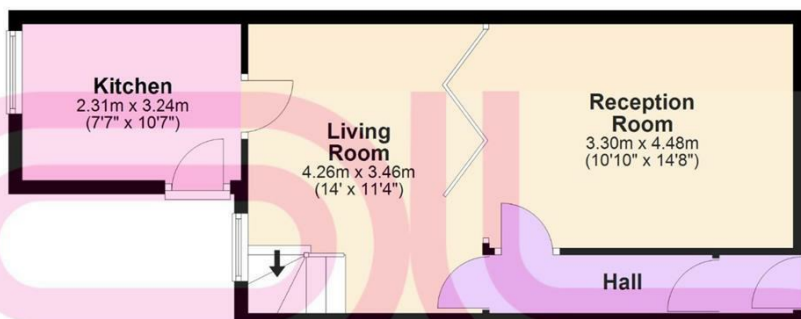
Situated on Church Avenue, Bolton, close to local amenities, schools, transport links, and Bolton town centre.



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**Church Avenue - Ground Floor**

Approx. 42.0 sq. metres (451.9 sq. feet)



**Church Avenue - First Floor**

Approx. 34.3 sq. metres (369.1 sq. feet)

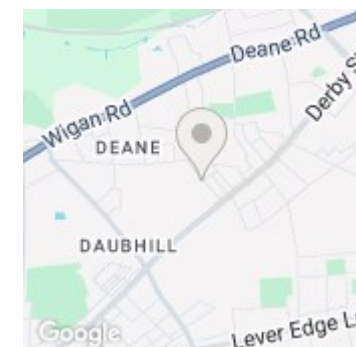


**Church Avenue - Second Floor**

Approx. 26.8 sq. metres (288.2 sq. feet)



Total area: approx. 103.0 sq. metres (1109.1 sq. feet)



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