



## Deane Church Lane, Bolton

**Offers Over £229,995**

Ben Rose Estate Agents are pleased to present to market this charming and characterful end-terrace home situated in a sought-after residential area of Bolton. Offering an abundance of versatile living space set across four levels, including a loft conversion and substantial basement, this impressive property is ideal for growing families and couples alike. Retaining many attractive period features such as high ceilings and generous room proportions, the home seamlessly blends traditional charm with modern convenience. The property enjoys excellent access to local amenities, including shops, bars, restaurants, pubs and well-regarded schools, whilst Bolton town centre is only a short distance away. Superb bus links provide easy travel to both Bolton and Bury, with nearby access to the M60 and M61 motorway networks offering convenient commuting routes towards Manchester and beyond.

Upon entering the home, you are welcomed through a vestibule into a spacious entrance hall. To the front, a large dining room benefits from a beautiful bay window, creating a bright and inviting space for entertaining. Moving through the property, the generous open-plan lounge flows seamlessly into the sun room, where sliding doors lead down to the rear yard and allow plenty of natural light to fill the space. Completing the ground floor is the fitted kitchen, featuring ample storage and an induction hob.

The first floor hosts three well-proportioned bedrooms, including a spacious double master bedroom, a second double bedroom and a comfortable single bedroom. Serving this floor is a three-piece family bathroom alongside a separate shower room, providing excellent practicality for busy households. The converted loft occupies the second floor and is currently utilised as a superb principal bedroom, enhanced by a Velux window. The basement level offers three large versatile rooms, with the third room benefiting from direct access to the rear yard.

Externally, the property is fronted by a low-walled paved garden which enhances its attractive kerb appeal. To the rear is a private enclosed yard with a high boundary fence, featuring a paved patio area ideal for outdoor seating and entertaining, with steps leading directly up to the sun room. Offering exceptional living space, flexible accommodation and a highly convenient location, this distinctive home presents a fantastic opportunity for a wide range of buyers.



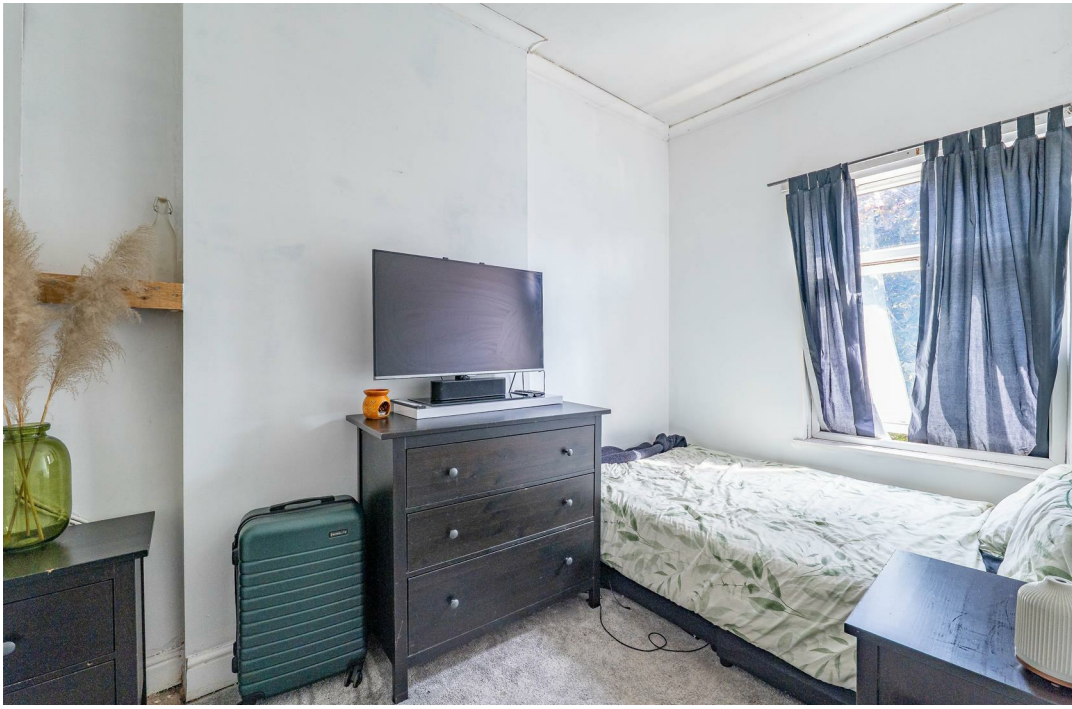










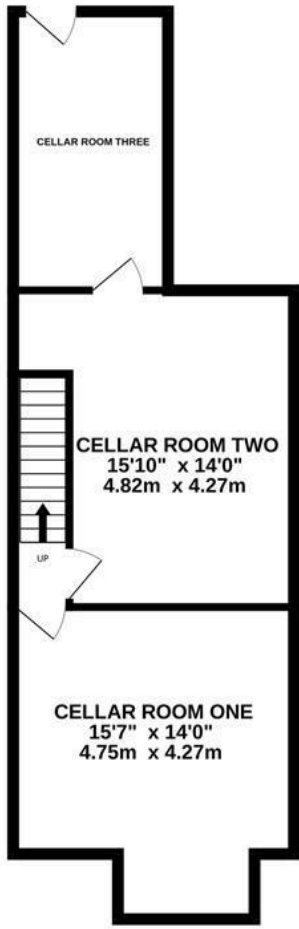




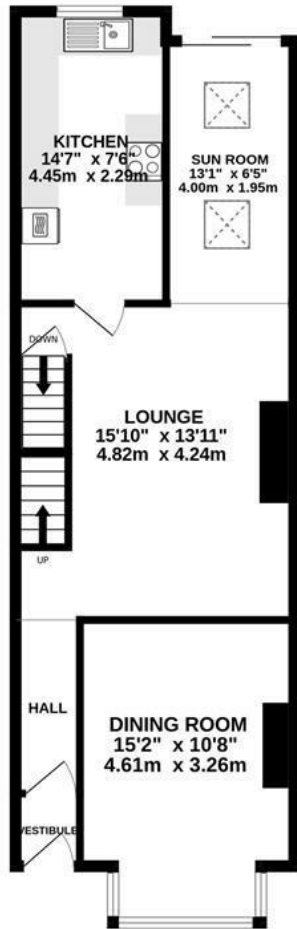




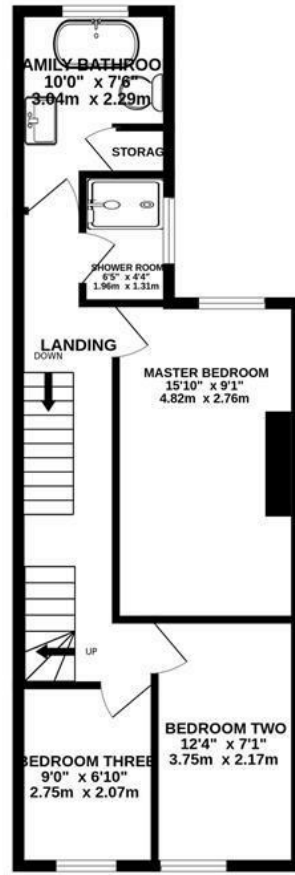
**BASEMENT**  
524 sq.ft. (48.7 sq.m.) approx.



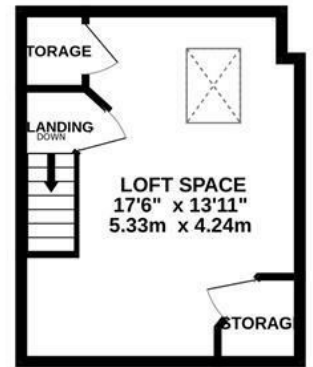
**GROUND FLOOR**  
592 sq.ft. (55.0 sq.m.) approx.



**1ST FLOOR**  
494 sq.ft. (45.8 sq.m.) approx.



**2ND FLOOR**  
241 sq.ft. (22.4 sq.m.) approx.

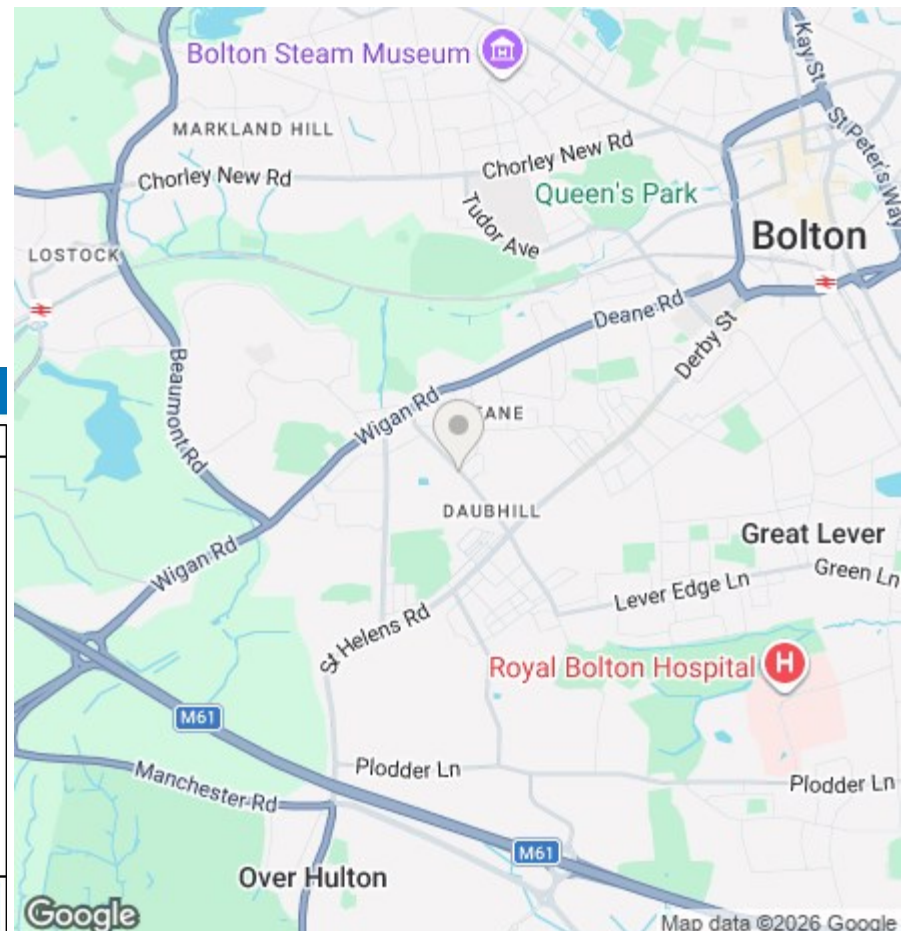


**TOTAL FLOOR AREA : 1851 sq.ft. (172.0 sq.m.) approx.**

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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>75</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>62</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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		