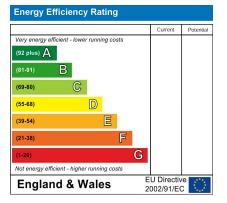
# KEENANS Sales & Lettings



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.

Plan produced using PlanUp.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.









## Manchester Road, Kearsley, BL4 8QL Offers Over £160,000

THE PERFECT INVESTMENT OPPORTUNITY

This fantastic commercial property is being proudly welcomed to the market in the sought after location of Kearsley. With an abundance of indoor space, neutral decoration and no chain delay, this fantastic property is the perfect investment opportunity truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Salford and Bolton. With added cellar and loft conversion, this property is bursting with potential to create the perfect business!

The property comprises briefly; a welcoming and spacious shop front leads through to two inner hallways. The first inner hallway guides you on to the kitchen and houses a staircase to the first floor. The second inner hallway also leads on to the kitchen and houses a staircase to the lower ground floor. The lower ground floor benefits from three spacious cellar rooms. The first floor comprises of doors on to two double bedrooms, study, bathroom and staircase to the attic conversion. Externally there is a rear yard.

For further information or to arrange a viewing please contact our Swinton branch at your earliest convenience.

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Added Living Accommodation

EPC Rating TBC

Yard to Rear

- No Chain Delay
- Set Over Four Floors
- Tenure Leasehold

- Ideal Investment Opportunity
- Spacious Cellar
- Council Tax Band A

#### **Ground Floor**

#### **Shop Front**

15'4  $\times$  14'7 (4.67m  $\times$  4.45m ) UPVC double glazed front door, UPVC double glazed window, integrated counter, integrated storage, tiled elevations, tiled flooring, hardwood single glazed frosted door to inner hall and hardwood door

#### **Inner Hall One**

2'10 x 2'10 (0.86m x 0.86m)

Tiled flooring, stairs to first floor and hardwood single glazed frosted

#### **Inner Hall Two**

33 x 2'10 (10.06m x 0.86m)

Tiled flooring, stairs to lower ground floor and open access to

#### Kitchen

23'3 x 14'7 (7.09m x 4.45m)

Two hardwood single glazed frosted windows, coving to ceiling, dado rail, two stainless steel sinks with mixer taps, industrial double ovens, Main boiler, tiled flooring and hardwood door to rear.

#### **Lower Ground Floor**

#### **Cellar Room One**

16'3 x 14'7 (4.95m x 4.45m)

Power, lighting, open access to cellar room two and cellar room

#### **Cellar Room Two**

14'7 x 14'7 (4.45m x 4.45m)

Power and lighting.

#### **Cellar Room Three**

7'9 x 5'9 (2.36m x 1.75m)

#### **First Floor**

#### Landing

16'9 x 14'7 (5.11m x 4.45m)

Picture rail, doors leading to two bedrooms, study, bathroom and stairs to second floor.

#### **Bedroom One**

14'7 x 12'2 (4.45m x 3.71m)

UPVC double glazed window, gas heater, picture rail and wood effect laminate flooring.

#### **Bedroom Two**

11'4 x 10'3 (3.45m x 3.12m)

UPVC double glazed window.



10'2 x 7'6 (3.10m x 2.29m)

#### **Bathroom**

9 x 7'11 (2.74m x 2.41m)

UPVC double glazed window, central heating radiator, low base WC, pedestal wash basin with traditional taps, wood panel bath with

#### **Second Floor**

#### **Attic Room**

14'7 x 12'10 (4.45m x 3.91m)

Two Velux windows.















