



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.



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

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 firm's 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.



# Manchester Road, Kearsley, BL4 8QL

## Offers Over £160,000



- Versatile Commercial Property
- Added Living Accommodation
- Yard to Rear
- EPC Rating TBC
- No Chain Delay
- Set Over Four Floors
- Tenure Leasehold
- Ideal Investment Opportunity
- Spacious Cellar
- Council Tax Band A

### Ground Floor

#### Shop Front

15'4 x 14'7 (4.67m x 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 to second inner hall.

#### Inner Hall One

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

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

#### Inner Hall Two

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

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

#### 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 three.

#### 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.

### Study

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

Picture rail and wood effect laminate flooring.

### 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 traditional taps and overhead direct feed shower, tiled elevations and tiled flooring.

### Second Floor

#### Attic Room

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

Two Velux windows.

