



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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Station Road, Kearsley, BL4 8ED

Offers Over £200,000

BEAUTIFULLY PRESENTED MID TERRACE HOME

Nestled on the tranquil Station Road in Kearsley, Bolton, this spacious modern terraced home offers a delightful blend of comfort and contemporary living. The property boasts an aesthetically pleasing design, enhanced by bright and airy interiors that create a welcoming atmosphere throughout.

As you step inside, you will be greeted by modern decor and high-quality appliances, ensuring that this home is not only stylish but also functional for everyday living. The generous living spaces provide ample room for relaxation and entertaining, making it an ideal choice for families or professionals seeking a peaceful retreat.

Situated on a quiet road, this property enjoys a serene environment while still being conveniently close to essential motorway links. This prime location allows for easy access to surrounding areas, making commuting a breeze.

In summary, this charming terraced home on Station Road is perfect for those who appreciate modern living in a peaceful setting. With its spacious layout and contemporary finishes, it is a wonderful opportunity for anyone looking to settle in the vibrant community of Kearsley.

Station Road, Kearsley, BL4 8ED

Offers Over £200,000

 3  1  2  D

- Mid Terraced Property
 - Two Reception Rooms
 - On Street Parking
 - EPC Rating: D
- Three Bedrooms
 - Three Piece Bathroom
 - Leasehold
- Modern Fitted Kitchen
 - Enclosed Rear Yard
 - Council Tax Band: B

Ground Floor

Vestibule

3'4 x 2'5 (1.02m x 0.74m)

Hardwood entrance door and door to hall.

Hall

12'8 x 3'6 (3.86m x 1.07m)

Central heating radiator, cornice coving, corbels, tiled floor, stairs to first floor and doors to two reception rooms.

Reception Room One

15'5 x 12'6 (4.70m x 3.81m)

UPVC double glazed box bay window, central heating radiator, cornice coving, picture rail, two feature wall lights, TV point, part wood panel elevation and wood effect flooring.

Reception Room Two

12'11 x 12'6 (3.94m x 3.81m)

UPVC double glazed window, central heating radiator, two feature wall lights, wood effect floor, door to WC and open access to kitchen.

Kitchen

14'9 x 9'2 (4.50m x 2.79m)

UPVC double glazed window, upright central heating radiator, spotlights, panel wall and base units, marble effect worktops, integrated single oven, four burner gas hob, extractor hood, tiled splash back, one and half bowl stainless steel sink with draining board and mixer tap, integrated dish washer, plumbing for washing machine, space for fridge freezer, wood effect flooring and hardwood door to rear.

WC

6'5 x 2'7 (1.96m x 0.79m)

Central heated towel rail, dual flush WC, vanity top wash basin with mixer tap and tiled floor.

First Floor

Landing

13'1 x 6'6 (3.99m x 1.98m)

Central heating radiator and doors to three bedrooms and bathroom.

Bedroom One

16'1 x 12'8 (4.90m x 3.86m)

Two UPVC double glazed windows, central heating radiator, picture rail, spotlights and part wood panel elevations.

Bedroom Two

13'8 x 10'9 (4.17m x 3.28m)

UPVC double glazed window, central heating radiator, picture rail and fitted wardrobes.

Bedroom Three

8'4 x 7'4 (2.54m x 2.24m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bathroom

6'7 x 6'1 (2.01m x 1.85m)

UPVC double glazed frosted window, central heated towel rail, spotlights, vanity top wash basin with mixer tap, dual flush WC, panel bath with mixer tap and rinse head, part tiled elevation and tiled floor.

External

Front

Laid to lawn and mature shrubs.

Rear

Enclosed yard with gated access to rear street.

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