



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Trent Way, Kearsley, BL4 8PS

Offers Over £325,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and updated to an immaculate standard and offering an abundance of indoor and outdoor space, this exceptional four bedroom semi detached property is being proudly welcomed to the market in the desirable location of Kearsley. With spacious rooms, modern fixtures and fittings and having undergone a full transformation, this enviable property is the perfect family home ready to move straight into! With a stunning fully equipped, contemporary, open plan kitchen diner, two bathrooms and stylish interiors, this property has been a credit to the current owners who have created a luxurious and modern family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Salford, Bolton and major motorway links.

The property comprises briefly; a welcoming entrance porch provides access through to a WC/utility room and on to the hallway. The hallway guides you through to a spacious reception room, contemporary fitted kitchen diner and houses a staircase to the first floor. The kitchen diner boasts modern wall and base units, integrated appliances and leads openly on to a dining room and out to the rear through bi-folding doors. The first floor comprises of doors on to four generously sized bedrooms, shower room and bathroom. All four bedrooms benefit from fitted wardrobes. Externally there is an enclosed garden to the rear with composite decking and access on to the detached garage. To the front there is a wraparound garden with paving, stone chip bedding, off road parking and access on to the garage.

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

Trent Way, Kearsley, BL4 8PS

Offers Over £325,000



- Impressive Semi Detached Property
 - Modern Fitted Dining Kitchen
 - Off Road Parking and Detached Garage
 - EPC Rating TBC
- Four Bedrooms
 - Immaculate Presentation Throughout
 - Tenure Rentcharge
- Two Bathrooms
 - Low Maintenance Rear Garden
 - Council Tax Band C

Ground Floor

Entrance Porch

5'7 x 3'9 (1.70m x 1.14m)

Composite double glazed frosted front door, central heating radiator, tiled elevations, spotlights, tiled flooring, oak single glazed double doors to hall and oak door to WC/utility.

WC/Utility

9'3 x 3'9 (2.82m x 1.14m)

UPVC double glazed window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, integrated storage cupboard with plumbing for washing machine and dryer, tiled elevations, PVC to ceiling, spotlights and tiled flooring.

Hall

12'10 x 5'10 (3.91m x 1.78m)

Central heating radiator, integrated understairs storage, tiled effect vinyl flooring, oak single glazed doors to reception room and kitchen/dining area.

Reception Room

16'11 x 14'10 (5.16m x 4.52m)

UPVC double glazed box window, central heating radiator, coving, two feature wall lights, dado rail, television point, inset shelving with spotlights and solid wood flooring.

Kitchen/Dining Area

22'0 x 17'4 (6.71m x 5.28m)

UPVC double glazed window, two upright central heating radiators, range of wall and base units with granite effect work surfaces, composite inset sink with high spout mixer tap, integrated high rise electric Neff oven, Neff combi microwave and warming drawer, four ring induction hob and extractor hood, integrated fridge freezer, integrated dishwasher, larder unit, integrated boiler, spotlights, television point, breakfast bar, tiled effect vinyl flooring, open arch to dining room and UPVC double glazed bi-folding doors to rear.

Dining Room

12'2 x 9'4 (3.71m x 2.84m)

UPVC double glazed box window, central heating radiator, spotlights, dado rail and solid wood flooring.

First Floor

Landing

10'6 x 7'7 (3.20m x 2.31m)

Loft access, oak doors leading to four bedrooms, bathroom and shower room.

Bedroom One

13'7 x 11'7 (4.14m x 3.53m)

UPVC double glazed box window, central heating radiator, ceiling fan, fitted wardrobes and wood effect laminate flooring.

Bedroom Two

13'6 x 10'11 (4.11m x 3.33m)

UPVC double glazed box window, central heating radiator, ceiling fan, fitted wardrobes and wood effect laminate flooring.

Bedroom Three

16'10 x 8'4 (5.13m x 2.54m)

UPVC double glazed inset bay window, central heating radiator, ceiling fan and fitted wardrobe.

Bedroom Four

8'9 x 7'8 (2.67m x 2.34m)

UPVC double glazed inset bay window, central heating radiator, fitted wardrobe and wood effect laminate flooring.

Bathroom

7'8 x 5'6 (2.34m x 1.68m)

Skylight window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, rinse head and jets, tiled elevations, spotlights, extractor fan and tiled effect vinyl flooring.

Shower Room

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

UPVC double glazed window, central heated towel rail, double direct feed rainfall shower enclosed, wall mounted wash basin with mixer tap, dual flush WC, integrated linen cupboard, integrated inset shelving, tiled elevations, PVC to ceiling, spotlights, extractor fan and tiled effect vinyl flooring.

External

Rear

Enclosed garden with composite decking and access to garage.

Garage

20'8 x 10'6 (6.30m x 3.20m)

UPVC double glazed frosted window, power, lighting and electric roller shutter door.

Front

Enclosed wrap around garden with paving, stone chip bedding and off road parking with access to the garage.



Tel: 01617939622

www.keenans-estateagents.co.uk