



**MANCHESTER ROAD, KEARSLEY, BL4 8QJ**



- Very well presented two bed and terrace
- Lounge/professionally fitted dining kit
- 2 bedrooms/3 piece shower room
- Warmed by gas ch/UPVC double glazed
- Close to the M60 motorway network
- Vacant possession/no upward chain!
- Readily available on street parking
- Viewings by appointment 7 days a week



**Offers in the Region Of £150,000**

**BOLTON**  
11 Institute St, Bolton, BL1 1PZ  
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E: bolton@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates

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A very well presented two bedroom end terrace property on Manchester Road in Kearsley. Offered to the market with no upward chain by Cardwells Estate Agents Bolton. In close proximity to the areas highly regarded local nurseries, schools, amenities and excellent transport links via the M60 motorway network. Warmed by gas central heating via a Worcester Bosch combination boiler and UPVC double glazed throughout the property briefly comprises: Upvc entrance door, lounge, dining kitchen, enclosed staircase to the landing, two bedrooms and a three piece family shower room. To the outside there is on street parking and a low maintenance front garden behind a low brick wall and there is an enclosed rear garden. Viewings can easily be arranged by ringing Cardwells Estate Agents Bolton, seven days a week on 01204 381281 or via email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) Please watch the online walk through video prior to booking your appointment.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

UPVC entrance door into.

**Lounge:** 14' 2" x 14' 4" (4.31m x 4.37m) UPVC double glazed window, wall mounted radiator.

**Dining Kitchen:** 11' 2" x 14' 4" (3.40m x 4.37m) Professionally fitted kitchen comprising one and a half bowl stainless steel sink with mixer tap up over, base and wall units, worktops, oven, four ring electric hob with extractor above, space for white goods, wall mounted, Worcester Bosch boiler, useful storage cupboard, 2 UPVC double glazed windows, UPVC door giving access to the rear.

**Landing:** 6' 2" x 5' 2" (1.88m x 1.57m)

**Bedroom One:** 13' 10" x 14' 4" (4.21m x 4.37m) UPVC double glazed window, wall mounted radiator, loft access point.

**Bedroom Two:** 11' 5" x 8' 10" (3.48m x 2.69m) UPVC double glazed window, built in storage cupboard, wall mounted radiator.

**Family Shower Room:** 8' 6" x 5' 1" (2.59m x 1.55m) Well appointed three piece suite comprising WC, wash hand basin on a vanity unit, walk in shower cubicle, wall tiling to the majority, frosted UPVC double glazed window, wall mounted radiator.

**Outside:** To the outside is readily available on street parking, a low maintenance front garden behind a low brick wall and there is an enclosed garden to the rear.

**Council Tax:** Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band A and the current cost is £1359.24 per annum payable to Bolton council.

**Tenure:** Cardwell Estate Agents Bolton pre market research indicates that the property is of a Leasehold tenure of 999 years from 1892.

**Plot Size:** Cardwells Estate Agents Bolton pre market research indicates that the plot size is approximately 0.02 of an acre.

**Flood Risk:** Cardwells Estate Agents Bolton pre market research indicates that the property is in a very low flood risk area

**Conservation Area:** Cardwells Estate Agents Bolton pre market research advises that the property is not in a conservation area.

**Viewings:** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

**Thinking of selling or letting:** If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

**Arranging a mortgage:** Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

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