

Independent Estate Agents  
**Cardwells**  
 www.cardwells.co.uk

**MANCHESTER ROAD, KEARSLEY, BL4 8RN**



- NO CHAIN
- Extended, elevated position
- Lovely views to the front
- Well presented accommodation
- Good access for transport links
- Lounge, separate dining area
- Well presented accommodation
- Viewing recommended



**£249,950**

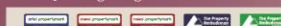
**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: bolton@cardwells.co.uk

**BURY**  
 14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: bury@cardwells.co.uk

**LETTINGS & MANAGEMENT**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: lettings@cardwells.co.uk

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**Cardwells**  
 Est. 1982

Incorporating: Wright Dickson & Catlow, WDC Estates



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OFFERED WITH NO CHAIN...Cardwells Estate Agents Bolton are pleased to offer for sale this extended three bedroom semi detached house, situated in a prominent elevated position, close to good transport links and amenities. The property is very well presented and would make an ideal family home. The accommodation briefly comprises Entrance porch, hallway, lounge a separate dining area, extended kitchen and utility room. Upstairs there are three bedrooms and a modern shower room. Outside there are mature gardens to the front and rear. The property also benefits from UPVC double glazing and gas central heating. Viewing is highly recommended and appointments can be arranged through Cardwells estate agents Bolton, by phone on (01204) 381281, by email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), or online at [www.cardwells.co.uk](http://www.cardwells.co.uk).

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

**Entrance Porch** Door leading to

**Entrance Hall** Radiator, built in under stairs storage cupboard, stairs leading to the landing, coving to the ceiling, doors leading to

**Open Plan Lounge/Dining Area** 11' 10" x 26' 2" (3.60m x 7.97m) Lounge area UPVC double glazed window front aspect, radiator below, feature limestone fireplace incorporating a living flame gas fire, coving to the ceiling. Dining area UPVC double glazed French doors with matching windows aside rear garden aspect, radiator, coving to the ceiling.

**Kitchen** 15' 9" x 5' 9" (4.80m x 1.75m) 3 UPVC double glazed windows rear garden aspect, range of modern fitted wall base units with complimentary working surfaces and tiled splash-backs, inset 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, inset four ring halogen hob, built in oven and grill, space for a fridge and a washing machine, radiator, inset spotlights to the ceiling, radiator, built in under stairs storage cupboard.

**Utility Room** 9' 9" x 3' 10" (2.97m x 1.17m) UPVC frosted double glazed window and door rear garden aspect, fitted storage cupboards space for an American fridge freezer.

**Landing** UPVC frosted double glazed window side aspect, coving to the ceiling, doors leading to

**Bedroom One** 12' 2" x 9' 8" (3.71m x 2.94m) UPVC double glazed window to front aspect, radiator below, modern fitted wardrobes incorporating drawers and overhead storage cupboards. Inset spotlights to the ceiling.

**Bedroom Two** 11' 2" x 8' 9" (3.40m x 2.66m) UPVC double glazed window rear aspect, radiator below, fitted wardrobes.

**Bedroom Three** 7' 9" x 7' 0" (2.36m x 2.13m) UPVC double glazed window front aspect, radiator below, fitted wardrobes with overhead storage cupboards, access to the loft, via a pull down ladder.

**Shower Room** 6' 7" x 6' 3" (2.01m x 1.90m) UPVC frosted double glazed window rear aspect, modern suite comprising shower cubicle, close coupled WC, wash basin, tiling to the walls, chrome plated towel rail, inset spotlights to the ceiling

**Externally** There is a tiered landscaped garden, which is well stocked with trees and plants. Steps lead up to a lawned area with rockery displays. To the rear there is an enclosed garden which is mainly laid to lawn and a canopied patio area.

**Viewings** All viewings are by advanced appointment with Cardwells Estate Agents, Bolton, 01204 381281 or via [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**Council tax:** Cardwells Estate Agents Bolton research shows the property is in band C, annual charges of £1812.32

**Tenure:** Cardwells Estate Agents Bolton research shows the property is leasehold, 990 years from 29 September 1935

**Conservation area:** Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

**Flood risk information:** Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

**Thinking of moving?** Are you thinking of a Move? The property market has really changed and the best place to start will likely be with an accurate valuation of your property so you know what it is really worth now. For a relaxed, professional valuation, free of charge and with no obligation, call Cardwells Estate Agents Bolton on 01204381281 or visit: <https://www.cardwells.co.uk/get-your-free-valuation/> or <https://www.cardwells.co.uk>

**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)

**Disclaimer** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all

interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

