



## TRENT WAY KEARSLEY - OFFERS IN THE REGION OF £325,000

Coming soon! Sneak Peak Marketing! This fabulous family home is in the final stages of a complete renovation project and will soon be ready to move into. This is your opportunity to secure your next home, and potentially have input on the final decorative touches.

The property has been significantly extended, remodelled and boasts a fabulous ground floor extension complete with bifold doors which open out onto the rear garden, which will house the modern open plan kitchen/diner/family room complete with feature window to the roof line allowing the whole space to be flooded with natural light. The accommodation on offer briefly comprises: reception hallway, large living room, ground floor, utility room, stunning open plan kitchen/diner/family room flooded with natural light with the bifold doors off to the rear garden, first floor landing, three bedrooms and a beautiful three-piece white bathroom suite. Externally the gardens will be landscaped as will the driveway which provides an abundance of off-road car parking and leads to the garage. In addition to the extension the property benefits from a new boiler, rewire and importantly is sold with early vacant possession so it is hoped a prompt completion can be arranged once the sale is agreed. This sneak peek marketing includes a video which gives you an insight into where the work is up to now and the progress that has been made.

A personal viewing appointment can be arranged by calling; 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).

### BOLTON

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

### BURY

14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

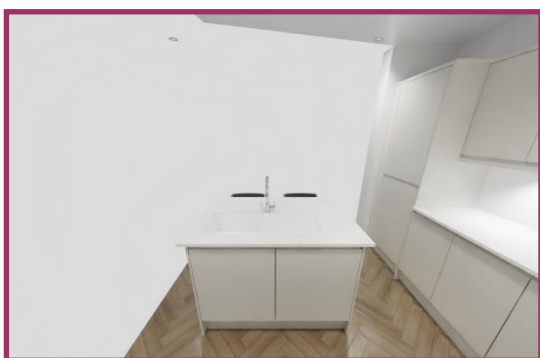
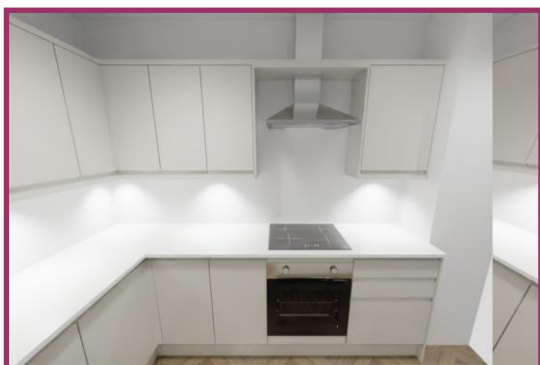
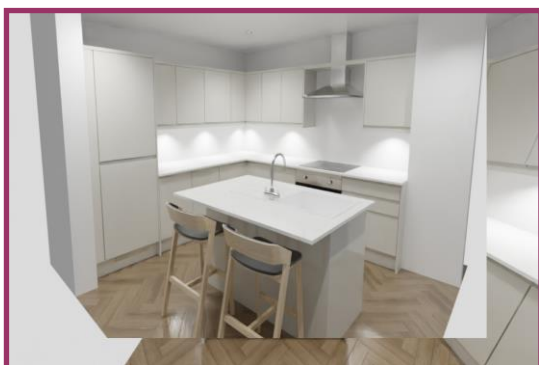
### LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.



Independent Estate Agents  
**Cardwells**  
Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

Cardwells can introduce you to Independent financial advisors who have access to the whole mortgage market. Please ask for assistance.

[www.rightmove.co.uk](http://www.rightmove.co.uk)

