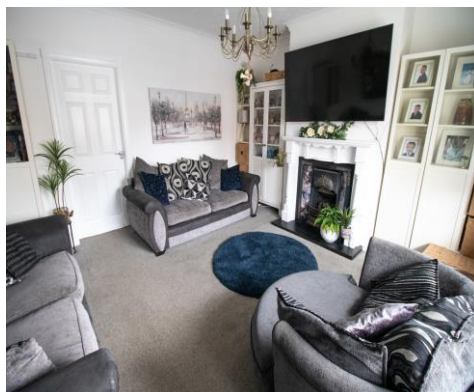




**Pilkington Road, Kearsley, Bolton, BL4 8JA**

**Offers in the Region Of £195,000**

An extremely well presented 3 bedroom semi detached property, with a gated driveway and a landscaped garden to the rear, located on Pilkington Rd in the Kearsley area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance lobby, a spacious lounge with a feature living flame gas fire and surround, a modern fully fitted kitchen with a gas hob, electric grill, oven, a breakfast bar with an integrated fridge and freezer plus a landscaped rear garden with a patio area, artificial grass lawn, a decking area and a summer house. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, (fitted bedrooms to bedroom 2), a family bathroom with a 3 piece suite including a basin, toilet and a corner bath tub with a shower over the bath, and a converted loft room with a fixed stairwell. The EPC is band D. FREEHOLD PROPERTY.



## ACCOMMODATION

### **Lounge** 14' 1" x 13' 3" (4.28m x 4.03m)

A spacious lounge with a feature living flame gas fire and surround. Decorated in neutral colours with a grey coloured carpet. Plenty of space for modern furniture to fit. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Kitchen** 9' 3" x 18' 1" (2.82m x 5.52m)

A modern fully fitted kitchen with a standalone gas hob, electric grill and oven. Plumbed in for a washing machine. A double glazed window is fitted to the rear aspect. (Kitchen measurements include the breakfast bar area)

### **Kitchen/Breakfast Bar**

A useful breakfast to the right of the kitchen. Comes with an integrated fridge and a freezer. A pair of double glazed french doors are fitted to the rear aspect.

### **Rear Garden**

A landscaped garden to the rear, with a patio area, artificial grass lawn, a decking area and a summer house.

### **Master bedroom** 12' 5" x 9' 11" (3.78m x 3.03m)

A double sized Master bedroom to the front of the property. Space for fitted or free standing wardrobes. Decorated in light grey with a dark grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Bedroom 2** 11' 3" x 9' 1" (3.44m x 2.77m)

A second double sized bedroom to the rear of the property. Comes with fully fitted wardrobes in cream. Decorated with a patterned wallpaper with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Bedroom 3** 12' 4" x 6' 6" (3.77m x 1.97m)

A single sized bedroom to the front of the property. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Converted loft room** 10' 2" x 10' 5" (3.09m x 3.17m)

A converted loft room with a fixed stairwell. Decorated in neutral colours with a grey coloured carpet. (Please note this is not a bedroom.)



# Energy rating and score

This property's energy rating is D. It has the potential to be B.

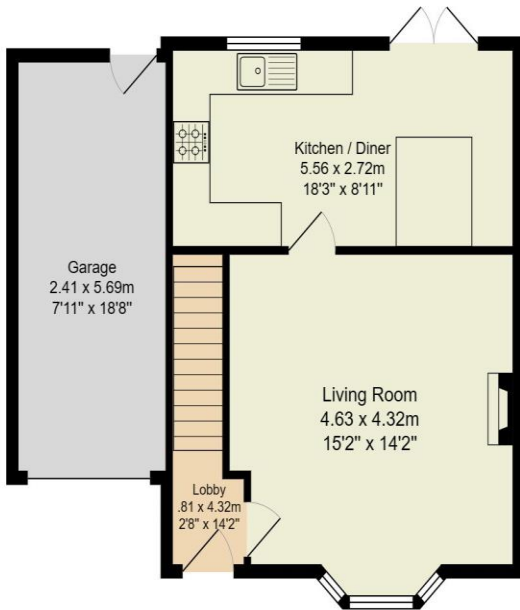
[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

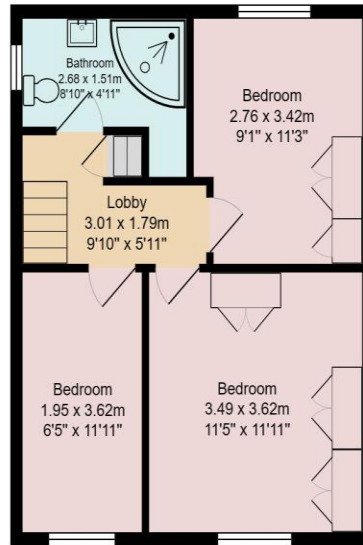
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

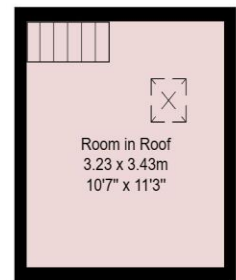
53, Pilkington Road Kearsley BOLTON BL4 8JA



Ground Floor



First Floor

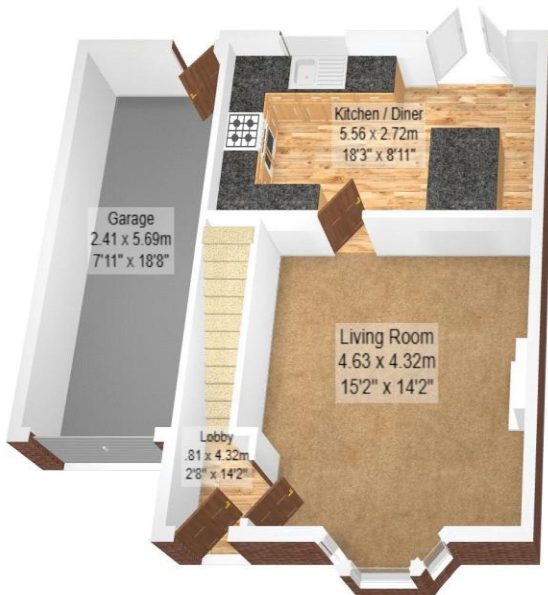


Room in Roof

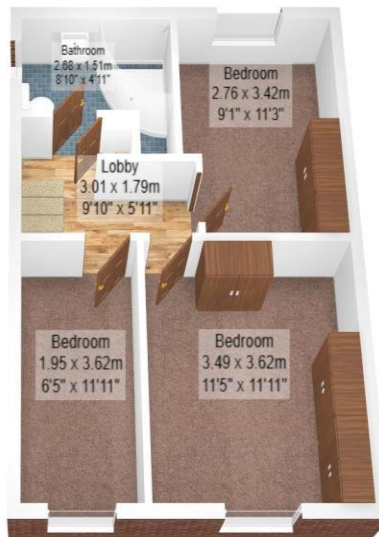
Total Floor Area: 105.7 m<sup>2</sup> ... 1137 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
 Drawn by: Manchester EPC | 07872314115 | hello@manchesterepc.com

53, Pilkington Road Kearsley BOLTON BL4 8JA



Ground Floor



First Floor



Room in Roof

Total Floor Area: 105.7 m<sup>2</sup> ... 1137 ft<sup>2</sup>

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