



Corrie Drive, Kearsley, Bolton, BL4 8RG

£275,000

FOR SALE WITH NO ONWARD CHAIN! An extremely well presented, extended 3 bedroom semi detached property, with a double driveway and a garage, located on Corrie Drive in the Kearsley area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance porch and hallway, a spacious lounge with a feature electric fire and surround, a second reception room with a pair of double glazed french doors to the rear aspect, a fully fitted kitchen with an integrated electric hob and oven, a spacious utility room, a downstairs W.C with a basin and a toilet, and a landscaped rear garden with a patio area, grass lawn and a wooden shed. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom (both double bedrooms come with fitted wardrobes) and a family bathroom with a 4 piece suite in white, including a basin, toilet, bath tub and a shower cabinet. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a modern combi boiler. Offers excellent transport links, the M60 and M62 motorway junctions are both close by to the property. FREEHOLD PROPERTY.



ACCOMMODATION

Entrance Porch 5' 5" x 7' 7" (1.64m x 2.32m)

The entrance porch to the front of the property. Fitted with a double glazed entrance door and windows.

Entrance Hallway 14' 2" x 7' 0" (4.32m x 2.14m)

The entrance hallway to the front of the property. Decorated in neutral colours with a multi patterned carpet. Warmed by a gas central heated radiator.

Lounge 12' 8" x 12' 11" (3.85m x 3.93m)

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

Reception Room 2 12' 11" x 13' 1" (3.93m x 4.0m)

A second reception room to the rear of the property. Decorated in neutral colours with a multi patterned carpet. Fitted with a pair of double glazed french doors to the rear aspect. Warmed by a gas central heated radiator.

Kitchen 10' 2" x 9' 2" (3.10m x 2.8m)

A fully fitted kitchen with an integrated electric hob and oven. Fitted with a double glazed window to the rear aspect.

Utility Room 19' 0" x 6' 6" (5.8m x 1.98m)

A spacious utility room, adjacent to the kitchen. Plumbed in for a washing machine. Decorated in neutral colours. Warmed by a gas central heated radiator. Space for a tall fridge freezer.

Downstairs W.C 3' 7" x 5' 6" (1.10m x 1.68m)

A useful downstairs W.C, with a vanity basin and a toilet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Rear Garden

A spacious landscaped rear garden with a patio area, large grass lawn and a wooden storage shed.

Master bedroom 11' 4" x 10' 0" (3.45m x 3.04m)

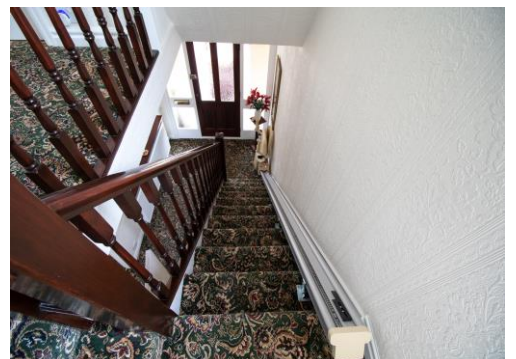
A double sized Master bedroom to the front of the property. Comes with fully fitted wardrobes and a dresser. Decorated in neutral colours with a brown coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 13' 5" x 10' 0" (4.08m x 3.05m)

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

Bedroom 3 8' 11" x 8' 4" (2.73m x 2.55m)

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.



Energy rating and score

This property's energy rating is C. 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		83 B
69-80	C	71 C	
55-68	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.

