



**Manchester Road, Kearsley, Bolton, BL4 8QX**

**Offers Over £165,000**

An extremely well presented, extended 3 bedroom mid terraced home, located on Manchester Road in the Kearsley area of Bolton in Greater Manchester. Offers easy access to local shops, and the M60 and M62 motorway junctions. The property has been fully rendered to the front and rear, new electrics installed in 2020 and a new roof fitted in 2022. Briefly comprises of the following, a spacious lounge, a very spacious second reception room, a modern fully fitted kitchen in grey with an integrated gas hob, oven and a chrome extractor hood, a utility room with plumbing for a washing machine and a small low maintenance rear yard. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, and a modern Family bathroom with a 3 piece suite including a vanity basin, toilet and a bath tub with a shower over the bath and a glass shower screen. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. EPC is band C. Leasehold with 892 years left on the lease, 2 GBP per annum ground rent.



## ACCOMMODATION

### **Lounge** 15' 5" x 15' 6" (4.7m x 4.73m)

A spacious lounge to the front of the property. Plenty of space for modern furniture to fit easily. Decorated in neutral colours with a grey wooden floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Reception Room 2** 17' 0" x 15' 7" (5.19m x 4.76m)

A very spacious 2nd Reception Room to the rear of the property, Lots of space for modern furniture and a dining table/chairs to fit easily. Decorated in neutral colours with a patterned feature wall and a grey wooden floor. A pair of double glazed french doors are fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Kitchen** 11' 8" x 7' 3" (3.55m x 2.21m)

A modern fully fitted kitchen in grey, with an integrated gas hob, oven and a chrome extractor hood. Decorated in neutral colours with a grey wooden floor. A double glazed window is fitted to the side aspect. Warmed by a gas central heated radiator.

### **Rear Yard** 23' 9" x 7' 7" (7.25m x 2.32m)

A low maintenance rear yard, with a patio area and an artificial grass lawn.

### **Family Bathroom** 6' 0" x 7' 4" (1.84m x 2.24m)

A modern Family bathroom with a 3 piece suite including a vanity basin, toilet and a bath tub with a shower over the bath with a glass shower screen. Warmed by a gas central heated radiator.

### **Master bedroom** 11' 11" x 16' 1" (3.63m x 4.89m)

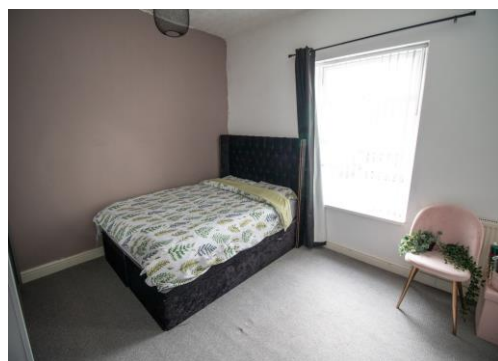
A double sized Master bedroom to the front of the property. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Bedroom 2** 14' 4" x 10' 0" (4.38m x 3.05m)

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

### **Bedroom 3** 9' 4" x 5' 9" (2.85m x 1.74m)

A single sized bedroom to the rear of the property. Decorated in neutral colours with a patterned feature wall and a grey coloured carpet. A double glazed window is fitted to the rear 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		84 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.

