



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

**Offers Over £195,000**

An extremely well presented 3 bedroom semi detached home, with gardens to the front and rear, located on Manchester Rd in the Kearsley area of Bolton in Greater Manchester. Offers excellent transport links to the M60 and M62 motorway junctions, with plenty of locals schools close by. Briefly comprises of the following, an entrance lobby, a spacious lounge, a modern open plan kitchen with a gas hob, electric oven and an extractor hood, an open plan dining area with space for a good sized dining table and chairs, and a large rear garden with an upper terrace seating area and a lower grassed lawn. To the upper floor you will find 2 double sized bedrooms and 1 single bedroom, plus a modern family bathroom with a 3 piece suite in white, 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. EPC is Band C, leasehold property with 952 years left on the lease, ground rent is 12 pounds per annum.



## ACCOMMODATION

### Lounge 13' 1" x 13' 7" (4.0m x 4.14m)

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

### Kitchen 9' 5" x 16' 11" (2.88m x 5.16m)

A modern open plan kitchen with a gas hob, electric oven and an extractor hood. Plumbed in for a washing machine, with space for a tall fridge freezer. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### Dining area

An open plan dining area with space for a good sized dining table and chairs. Decorated in pastel green with a grey tiled floor. Fitted with a double glazed window and entrance door to the rear aspect. Storage cupboard to the left of this open area. For room sizes, see kitchen (taken as a kitchen/diner)

### Rear Garden 30' 0" x 27' 1" (9.14m x 8.26m)

A large rear garden with a upper terrace seating area and a lower grass lawn.

### Master bedroom 13' 0" x 9' 2" (3.97m x 2.80m)

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

### Bedroom 2 9' 5" x 8' 11" (2.87m x 2.73m)

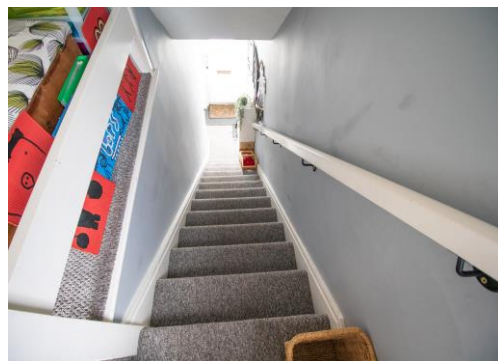
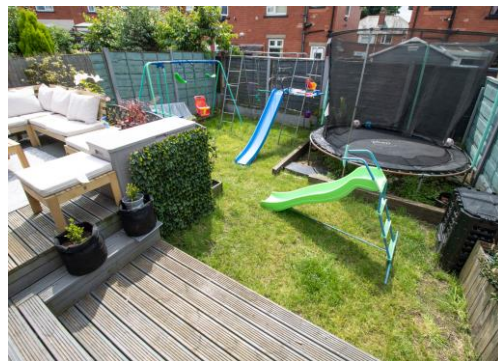
A second double sized bedroom to the rear of the property. Decorated in summer yellow with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### Bedroom 3 10' 0" x 7' 6" (3.04m x 2.28m)

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.

### Family Bathroom 6' 2" x 7' 6" (1.87m x 2.28m)

A modern family bathroom with a 3 piece suite in white, including a vanity basin, toilet and a bath tub with a shower over the bath and a glass shower screen. Decorated in neutral colours with part tiled walls in grey and a grey tiled floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated towel holder.



# 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		86 B
69-80	C	72 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.

