



Melville Road, Kearsley, Bolton, BL4 8JD

£185,000

Requiring some cosmetic improvement internally and priced accordingly, a 3 bedroom semi detached home with a driveway, lawned gardens to the front/rear and a car port, located on Melville Road in the Kearsley area of Bolton in Greater Manchester. Briefly comprises of the following, a spacious lounge, an open plan dining area, a fully fitted kitchen and a superb landscaped rear garden with a decking area, lawn and a storage shed included. To the upper floor you will find 2 double sized bedrooms and 1 single bedroom. (Fitted wardrobes to bedroom 2) and 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. Warmed by gas central heating via a combi boiler. Offers excellent transport links, the M60 motorway is only 2 minutes by car and you can walk to Kearsley railway station with a direct route into Manchester City Centre. Plenty of local schools in the area. The EPC is ordered and will be live on the advert soon. Leasehold property with 944 years left on the lease. 18 pounds per annum ground rent. Viewings by appointment only with Bolton



ACCOMMODATION

Lounge 12' 10" x 15' 0" (3.91m x 4.58m)

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 coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Dining area 10' 11" x 8' 10" (3.33m x 2.68m)

An open plan dining area to the rear of the property. Space for a good sized dining table and chairs. 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.

Kitchen 10' 8" x 9' 0" (3.26m x 2.74m)

A fully fitted kitchen to the rear of the property. Plumbed in for a washing machine. A double glazed window is fitted to the rear aspect.

Rear Garden

A superb landscaped garden to the rear of the property. Comes with a decking area to sit out on, a grass lawn with flower beds and a storage shed.

Master bedroom 12' 6" x 10' 6" (3.80m x 3.2m)

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

Bedroom 2 10' 5" x 8' 3" (3.17m x 2.52m)

A second double sized bedroom to the rear of the property. (Currently set up as a single bedroom due to fully fitted wardrobes and a home office desk being installed). Decorated in pale green with a bottle green coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 9' 10" x 7' 3" (3.0m x 2.2m)

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

Family Bathroom 7' 1" x 7' 1" (2.17m x 2.16m)

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 fully tiled walls and flooring in grey. 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.

