



**Station Road, Kearsley, Bolton, BL4 8ED**

**Offers in the Region Of £159,950**

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! 2 RECEPTION ROOMS. REQUIRES A FULL REFURBISHMENT AND MODERNISATION, AND PRICED ACCORDINGLY. (Please note this property is in probate status, allow extra time for the sale to complete). A very spacious 3 bedroom, mature mid terraced home located on Station Rd in the Kearsley area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance vestibule and hallway, 2 spacious reception rooms, a fully fitted kitchen with an integrated grill, oven and a gas hob, and a low maintenance yard to the rear. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, and a family bathroom with a 3 piece suite including a basin, toilet and a bath tub with an electric shower over the bath. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a modern Worcester combi boiler. The EPC is ordered and will be live on the advert soon. LEASEHOLD, 879 years left on the lease, 2 pounds per annum ground rent.



## ACCOMMODATION

### **Entrance Vestibule** 3' 6" x 3' 4" (1.06m x 1.02m)

The entrance vestibule to the front of the property. Fitted with a double glazed entrance door to the front aspect.

### **Entrance Hallway** 13' 0" x 3' 5" (3.97m x 1.04m)

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** 10' 6" x 12' 1" (3.20m x 3.69m)

A spacious lounge to the front of the property. Decorated in neutral colours with a beige coloured carpet. A large double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Reception Room 2** 12' 11" x 12' 10" (3.94m x 3.90m)

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

### **Kitchen** 13' 11" x 8' 9" (4.24m x 2.67m)

A fully fitted kitchen to the rear of the property in cream with contrasting worktops. Comes with an integrated gas hob, grill and oven. Plumbed in for a washing machine. Fitted with a double glazed window and entrance door to the side aspect.

### **Rear yard**

A low maintenance 'L' shaped yard to the rear of the property.

### **Upper floor Landing** 13' 5" x 5' 0" (4.1m x 1.52m)

The upper floor landing area.

### **Master bedroom** 13' 2" x 14' 7" (4.02m x 4.44m)

A double sized Master bedroom to the front of the property. Decorated in neutral colours with a beige coloured carpet. Comes with fully fitted wardrobes in cream. 2 double glazed windows are fitted to the front aspect. Warmed by a gas central heated radiator.

### **Bedroom 2** 12' 11" x 9' 6" (3.93m x 2.9m)

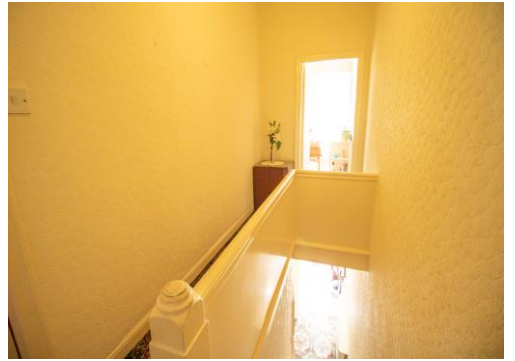
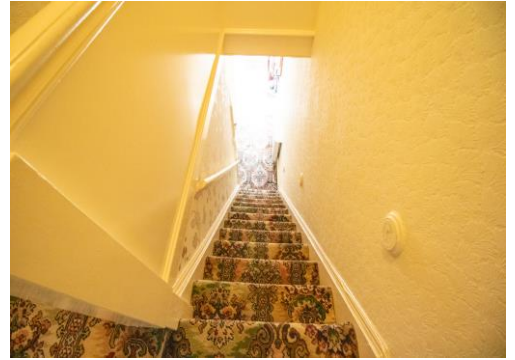
A second double sized bedroom to the rear of the property. Decorated in neutral colours with a multi patterned carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Bedroom 3** 8' 9" x 8' 9" (2.66m x 2.67m)

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

### **Family Bathroom** 6' 7" x 5' 2" (2.01m x 1.57m)

A good sized Family bathroom with a 3 piece suite in grey. Comes with a basin, toilet and a bath tub with an electric shower over the bath. A double glazed window is fitted to the side 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		85 B
69-80	C	73 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.

