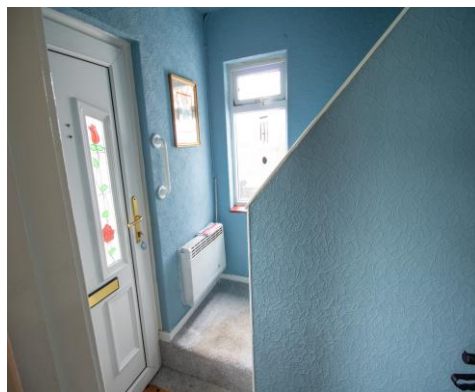




**Mossfield Road, Kearsley, Bolton, BL4 8LX**

**Offers in the Region Of £130,000**

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! REQUIRES A REFURBISHMENT AND MODERNISATION, PRICED ACCORDINGLY. A 2 bedroom semi detached home located on Mossfield Rd in the Kearsley area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance lobby, a spacious lounge with a feature electric fire and surround, a kitchen, outhouse/storage room and a low maintenance rear garden. To the upper floor you will find 2 double sized bedrooms and a modern Family bathroom with a 3 piece suite in white, including a vanity basin, toilet and a bath tub with a mixer 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. Close by to local high school, the M60 motorway junction and Kearsley railway station. FREEHOLD PROPERTY. The EPC is ordered and will be live on the advert soon.



## ACCOMMODATION

### **Entrance Lobby** 7' 5" x 6' 1" (2.25m x 1.86m)

The entrance lobby to the front of the property. Fitted with a double glazed window to the side aspect and a double glazed entrance door to the front aspect.

### **Lounge** 19' 5" x 10' 8" (5.93m x 3.24m)

A spacious lounge with a feature electric fire and surround. Space for a dining table and chairs to the far end of the room. Fitted with a double glazed window to the front and rear aspects. Warmed by gas central heated radiators.

### **Kitchen** 12' 5" x 7' 11" (3.78m x 2.42m)

The kitchen to the rear of the property. Fitted with a double glazed window to the rear aspect.

### **Rear Garden**

A spacious, low maintenance garden to the rear. Offers the opportunity to add on an extension.

### **Master bedroom** 9' 5" x 14' 4" (2.87m x 4.37m)

A double sized Master bedroom to the front of the property. 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' 1" x 11' 0" (3.07m x 3.35m)

A second double sized bedroom to the rear of the property. Space for fitted or free standing wardrobes. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Family Bathroom** 6' 4" x 6' 2" (1.93m x 1.88m)

A modern Family bathroom with a 3 piece suite, including a vanity basin, toilet and a bath tub with a mixer shower over the bath tub and a glass shower screen. Fitted with a double glazed window to the rear aspect.

