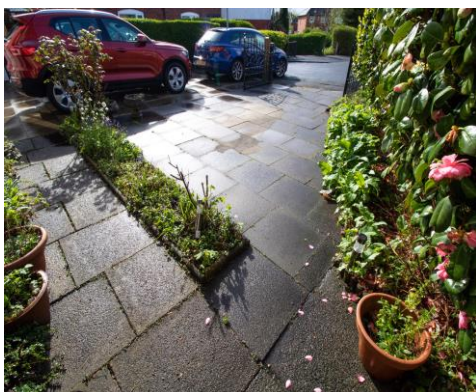




Martin Grove, Kearsley, Bolton, BL4 8DY

Offers in the Region Of £165,000

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! A well presented 3 bedroom mid terraced home, with a gated driveway, located in a quiet cul-de-sac location, on Martin Grove in the Kearsley area of Bolton in Greater Manchester. Briefly comprises of the following, a spacious lounge with a feature living flame gas fire and surround, a modern fully fitted kitchen in cream, including an integrated gas hob, grill, oven, washing machine, fridge freezer, dishwasher and a breakfast bar, a downstairs W.C and a rear garden with a patio area, grass lawn and a garden shed. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, a family bathroom with a basin and a bath tub with a shower over the bath and a separate standalone toilet adjacent to the family bathroom. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. An EPC is ordered and will be live on the advert soon. FREEHOLD PROPERTY.



ACCOMMODATION

Lounge 12' 2" x 16' 10" (3.72m x 5.13m)

A spacious lounge to the front of the property, with a feature living flame gas fire and surround. Plenty of space for modern furniture to fit easily. Decorated in neutral colours with an oak wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 8' 6" x 16' 9" (2.60m x 5.11m)

A modern fully fitted kitchen in cream with an integrated gas hob, grill, oven, washing machine, fridge freezer, chrome extractor hood and a breakfast bar. Decorated in cream with a tiled floor. A large double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Downstairs W.C 6' 0" x 2' 11" (1.84m x 0.9m)

A useful downstairs water closet.

Rear Garden

A good sized garden to the rear with a patio area, grass lawn and a garden shed.

Master bedroom 12' 3" x 14' 6" (3.73m x 4.42m)

A spacious double sized Master bedroom to the front of the property. Comes with fitted wardrobes. Decorated with a patterned wallpaper with a light blue carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 9' 5" x 10' 8" (2.86m x 3.26m)

A second double sized bedroom to the front of the property. Decorated with a patterned wallpaper and an oak wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 3 8' 6" x 11' 2" (2.6m x 3.40m)

A single sized bedroom to the rear of the property. Decorated with a patterned wallpaper and a pink coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Family Bathroom 5' 8" x 5' 7" (1.72m x 1.71m)

A family bathroom to the upper floor with a basin and a bath tub, with a shower over the bath. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Separate Toilet (Upper Floor) 5' 7" x 2' 9" (1.71m x 0.84m)

A standalone toilet adjacent to the Family bathroom.



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	69 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.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

