



Holcombe Close, Kearsley, Bolton, BL4 8JU

£220,000

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! A well presented 3 bedroom semi detached property, with a driveway and a garage, located on a very popular estate at Holcombe Close in the Kearsley area of Bolton. Plenty of local schools close by including Kearsley academy, and offers excellent transport links. Kearsley railway station is within walking distance and both the M60 and M62 motorway junctions are a couple of minutes journey time from the property. Briefly comprises of the following, an entrance hallway, a spacious lounge with a feature living flame gas fire and surround, an open plan dining room, a downstairs W.C, a fully fitted kitchen with an integrated electric hob, grill, oven and an extractor hood, and a spacious rear garden with a patio area, grass lawn and a garage. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom (fully fitted wardrobes to all 3 bedrooms) and a modern family bathroom with a 3 piece suite in white, including a vanity basin, a 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.



ACCOMMODATION

Entrance Hallway 14' 1" x 5' 9" (4.3m x 1.74m)

The entrance hallway to the front of the property. Decorated in neutral colours with a beige coloured carpet. A double glazed window and entrance door are fitted to the front aspect. Warmed by a gas central heated radiator.

Lounge 13' 10" x 11' 6" (4.21m x 3.50m)

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

Dining Room 8' 10" x 10' 2" (2.7m x 3.11m)

An open plan dining room to the rear of the property, with space for a good sized dining table and chairs. Decorated in neutral colours with a beige patterned carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Kitchen 11' 11" x 10' 4" (3.62m x 3.15m)

A fully fitted kitchen to the rear of the property. Comes with an integrated electric hob, grill, oven and an extractor hood. Plumbed in for a washing machine, with space for a tall fridge freezer. Fitted with 2 double glazed windows to the rear and side aspect. Warmed by a gas central heated radiator.

Downstairs W.C 3' 3" x 7' 11" (1.0m x 2.42m)

A useful downstairs water closet, located off the main entrance hall. Fitted with a vanity basin and a toilet in white.

Rear Garden

A spacious rear garden with a patio area and a grass lawn.

Master bedroom 11' 11" x 9' 8" (3.64m x 2.95m)

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

Bedroom 2 9' 7" x 11' 2" (2.91m x 3.40m)

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

Bedroom 3 9' 5" x 6' 5" (2.86m x 1.96m)

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

Family Bathroom 5' 10" x 6' 4" (1.78m x 1.93m)

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 a double glazed window to the rear aspect. Warmed by a gas central heated radiator.



Energy rating and score

This property's energy rating is D. 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		83 B
69-80	C		
55-68	D	67 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

Breakdown of property's energy performance

find-energy-certificate.service.gov.uk

