



Ruskin Avenue, Kearsley, Bolton, BL4 8DQ

Offers in the Region Of £179,950

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! A well presented 3 bedroom semi detached property, with lawned gardens to the front and rear, located in a quiet cul-de-sac on Ruskin Avenue in the Kearsley area of Bolton in Greater Manchester. Offers excellent transport links to the M60 and M62 motorway network and within easy walking distance of Kearsley railway station. Briefly comprises of the following, an entrance lobby, a spacious lounge with a feature fire and surround, a modern fully fitted kitchen in cream, a storage area and a spacious rear garden with a large grass lawn. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom (fully fitted wardrobes to bedroom 2 included) and a modern Family bathroom with a basin, toilet and a shower cabinet. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. The EPC is ordered. **FREEHOLD!**



ACCOMMODATION

Lounge 13' 8" x 13' 5" (4.17m x 4.1m)

A spacious lounge to the front of the property, with a feature fire and surround. Plenty of space for modern furniture to fit easily. Decorated in neutral colours with a light brown carpet. A large double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 10' 6" x 13' 11" (3.2m x 4.23m)

A large fully fitted kitchen to the rear, in cream with contrasting worktops. Decorated in neutral colours with a patterned vinyl floor. Fitted with 2 double glazed windows to the rear aspect. Warmed by a gas central heated radiator.

Rear Garden 35' 6" x 23' 6" (10.82m x 7.16m)

A large rear garden with a grass lawn. Allows enough space for an extension if required.

Master bedroom 12' 10" x 9' 1" (3.91m x 2.78m)

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

Bedroom 2 9' 6" x 8' 2" (2.9m x 2.5m)

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

Bedroom 3 9' 11" x 7' 5" (3.03m x 2.27m)

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

Family Bathroom 6' 0" x 6' 6" (1.84m x 1.97m)

A modern Family bathroom to the rear of the property. Comes with a basin, toilet and a shower cabinet. Tiled walls and flooring in grey. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated chrome 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	70 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

