



Albert Street, Kearsley, Bolton, BL4 8BJ

Guide Price £100,000

FOR SALE BY THE MODERN METHOD OF AUCTION!, (SEE NOTES BELOW). NO ONWARD CHAIN!
 VACANT POSSESSION! GARAGE TO THE REAR. A spacious 2 bedroom semi detached home with a gated driveway and a garage to the rear, located on Albert St in the Kearsley area of Bolton in Greater Manchester. Requiring some modernisation and refurbishment and reflected in the advertised price. Briefly comprises of the following, an entrance lobby, a spacious lounge with a feature electric fire and surround, a fully fitted kitchen with a standalone electric hob, grill and oven, an open plan dining area, adjacent to the kitchen and a good sized rear garden. To the upper floor you will find 2 double sized bedrooms and a family bathroom (currently set up as a wet room style bathroom with a basin, toilet and an electric shower included). Double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Close by to local schools, the centre of Farnworth, the train station and the M60 motorway junction. The EPC is Band D. FREEHOLD PROPERTY. LEASEHOLD PEPPERCORN GROUND RENT WITH BOLTON AT HOME FOR THE GARAGE. To place a formal bid on the



ACCOMMODATION

Lounge 14' 5" x 13' 7" (4.4m x 4.15m)

A spacious lounge to the front with a feature living flame electric fire and surround. Plenty of space for modern furniture to fit easily. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 9' 7" x 16' 9" (2.91m x 5.11m)

A fully fitted kitchen with a standalone electric hob, grill and oven. Plumbed in for a washing machine. An open plan dining area is adjacent to the kitchen. Fitted with a double glazed window and entrance door to the rear aspect. Warmed by a gas central heated radiator.

Rear Garden 19' 0" x 27' 2" (5.78m x 8.28m)

A good sized garden to the rear.

Garage

A spacious single garage to the rear of the property.

Master bedroom 10' 9" x 17' 2" (3.27m x 5.24m)

A spacious Master bedroom to the front of the property. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 10' 7" x 9' 9" (3.22m x 2.97m)

A double sized bedroom to the rear of the property. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.

Family Bathroom 8' 1" x 7' 3" (2.47m x 2.22m)

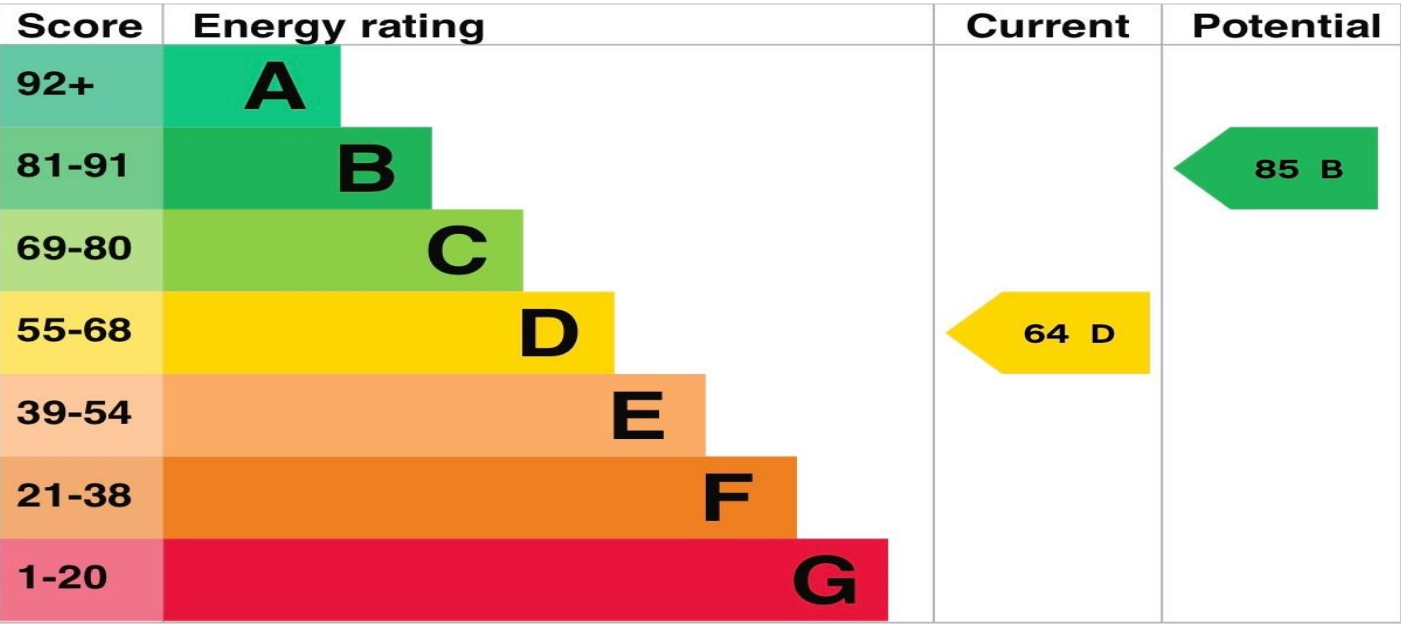
A spacious Family bathroom to the rear of the property. Currently a wet room style bathroom. Includes a basin, toilet and an electric shower. Fitted with 2 double glazed windows. Warmed by a gas central heated radiator.



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.](#)



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

