



Cemetery Road, Kearsley, Bolton, BL4 7SL

Offers in the Region Of £295,000

4 DOUBLE SIZED BEDROOMS! 2 RECEPTION ROOMS AND A CONSERVATORY WITH A VERY LONG 94FT TIERED REAR GARDEN! An extremely well presented 4 bedroom extended semi detached home with a driveway, garage and a very long spacious tiered garden to the rear, located on Cemetery Rd in the Kearsley area of Bolton in Greater Manchester. Offers excellent transport links, Farnworth train station and the M60 motorway junction are only minutes away from the property. In the catchment area for St James High School and close by to Bolton Hospital. Briefly comprises of the following, an entrance porch, a very spacious lounge with a feature built in media wall and modern inset electric fire, an open plan second reception room, currently utilised as a dining area, a modern fully fitted kitchen with an integrated electric hob, oven and an extractor hood, an integrated garage, a spacious open plan double glazed conservatory and a very long tiered rear garden with a patio area, grass lawn and garden shed included. To the upper floor you will find 4 double sized bedrooms, with an en-suite bathroom to the master bedroom and a family bathroom with a vanity basin, toilet and a walk in



ACCOMMODATION

Lounge 22' 5" x 16' 9" (6.83m x 5.1m)

A spacious lounge with a feature media wall and a modern electric inset fire. Plenty of space for modern furniture to fit easily. Decorated in light grey with a quality medium oak floor. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

Reception Room 2

An open plan 2nd Reception Room, currently utilised as a dining area. Decorated in light grey with mid oak wooden flooring. Warmed by a gas central heated radiator. (For room size, I have measured the lounge and reception 2 as one whole area as it is an open plan space).

Kitchen 11' 8" x 15' 10" (3.56m x 4.83m)

A modern fully fitted kitchen in cream with contrasting grey work tops. Comes with an integrated electric hob, oven and an extractor hood. Plumbed in for a washing machine, with space for a tall fridge freezer. The door to the right leads through into the garage. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Conservatory 9' 7" x 7' 9" (2.93m x 2.37m)

An open plan double glazed, glass topped conservatory to the rear. Decorated in light grey with a tiled floor. Warmed by a gas central heated radiator.

Rear Garden 0' 0" x 0' 0" (0m x 0m)

A very long 94ft tiered rear garden, with a large patio area, grass lawn and a wooden garden shed.

Master bedroom 7' 9" x 16' 1" (2.37m x 4.9m)

A double sized Master bedroom to the front of the property. Comes with fully fitted wardrobes and an en-suite shower bathroom. Decorated in light grey with a light grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

En-Suite to the Master bedroom 5' 6" x 2' 2" (1.67m x 0.67m)

A useful en-suite bathroom to the Master bedroom. Comes with a vanity basin, toilet and a shower cabinet.

Bedroom 2 11' 11" x 10' 2" (3.62m x 3.1m)

A second double sized bedroom to the front of the property. Space for fitted or free standing wardrobes. Decorated in light grey with a light grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 3 9' 8" x 9' 10" (2.95m x 3.0m)

A third double sized bedroom to the rear of the property. Comes with fully fitted wardrobes. Decorated in light grey with a light grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 4 8' 6" x 8' 9" (2.6m x 2.67m)

A fourth double sized bedroom to the rear. Comes with fully fitted wardrobes (out of shot). Decorated in light grey with a light grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Family Bathroom 5' 7" x 6' 8" (1.7m x 2.04m)

A modern Family bathroom with a vanity basin, toilet and a walk in shower with a glass screen. Fully tiled walls and flooring. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated 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		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

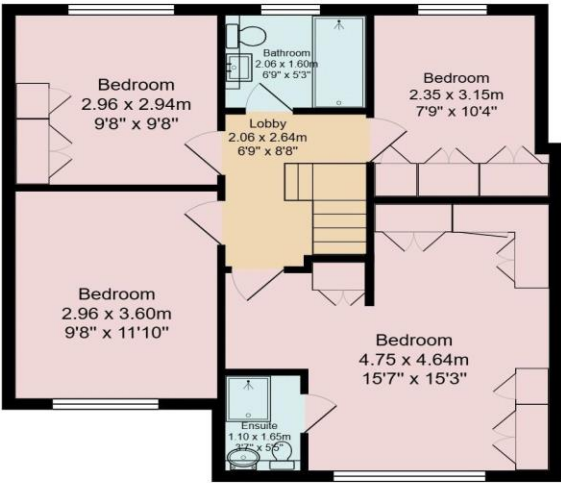
The graph shows this property's current and potential energy rating.

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.

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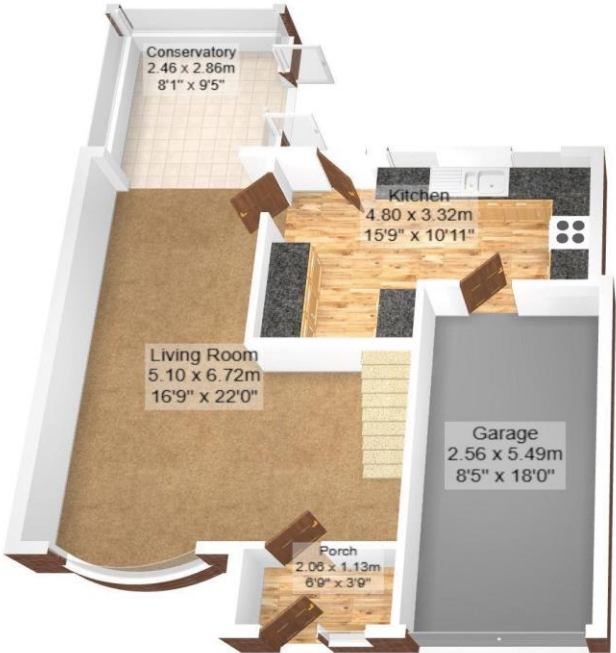
Ground Floor



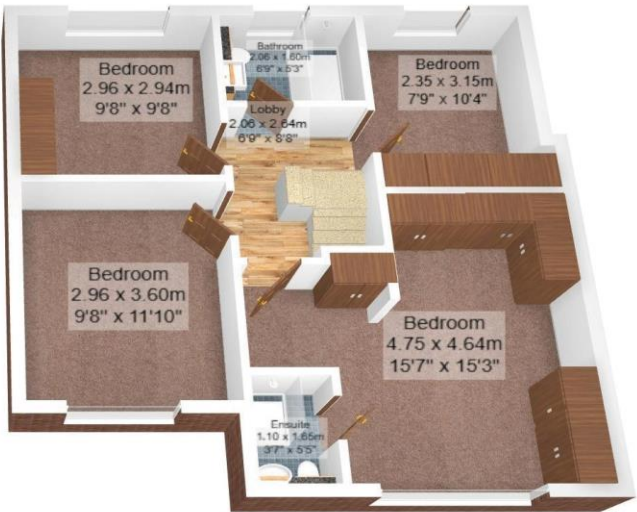
First Floor

Total Floor Area: 122.4 m² ... 1318 ft²
All measurements are approximate and for display purposes only.
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