



Grosvenor Street, Kearsley, Bolton, BL4 8DW

Offers Over £250,000

An extremely well presented, very spacious 3 bedroom semi detached home, recently fully renovated including a new kitchen, bathroom suite, double glazed windows and doors, full rewired electrics, new roof, re-plastered walls/ceilings and new skirts and repointed/waterproofed external walls, located on Grosvenor St in the Kearsley area of Bolton in Greater Manchester. Offers excellent transport links, the M60 motorway junction and Kearsley railway station are both only a minutes journey from the property, with sought after schools also within easy reach. Briefly comprises of the following, an entrance lobby, 2 spacious reception rooms, a brand new fully fitted kitchen and a large rear garden with a grass lawn. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and one single bedroom, plus a modern Family bathroom with a 3 piece suite including a vanity basin, toilet and a bath tub. Comes with brand new double glazed windows and doors throughout. Warmed by gas central heating via a modern combi boiler. FREEHOLD PROPERTY.



ACCOMMODATION

Entrance Lobby

The entrance lobby to the front of the property. Storage room under the stairs. Decorated in white, with a grey tiled floor. Fitted with a double glazed entrance door to the front aspect. Warmed by a gas central heated radiator.

Lounge 13' 7" x 12' 0" (4.14m x 3.65m)

A spacious lounge to the rear of the property, with a feature living flame gas fire and surround. Decorated in light grey with a grey wood laminate floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Reception Room 2 11' 10" x 11' 4" (3.60m x 3.45m)

A second reception room to the front of the property, currently utilised as a dining room. Decorated in neutral colours with a grey wooden floor. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

Kitchen 11' 10" x 9' 0" (3.60m x 2.75m)

A superb modern fully fitted kitchen in grey, with an integrated 4 burner gas hob, electric oven and a chrome extractor hood. Plumbed in for a washing machine, with space for a tall fridge freezer. Decorated in light grey with a grey tiled floor. A double glazed window and entrance door are fitted to the rear aspect. Warmed by a gas central heated radiator.

Rear Garden

A very spacious rear garden with a patio area, large grass lawn and a storage shed.

Family Bathroom 5' 0" x 6' 0" (1.52m x 1.83m)

A modern Family bathroom with a 3 piece suite in white. Includes a vanity basin, toilet and a bath tub with a mixer shower over the bath. Comes with fully tiled walls and flooring. Fitted with a double glazed window to the rear aspect. Warmed by an electric wall heater.

Master bedroom 11' 5" x 13' 9" (3.47m x 4.19m)

A double sized Master bedroom to the rear of the property. Space for fitted or free standing wardrobes. Decorated in light grey with a grey wood laminate floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 2 11' 5" x 10' 2" (3.47m x 3.10m)

A second double sized bedroom to the rear of the property. Space for fitted or free standing wardrobes. Decorated in neutral colours with a grey wood laminate floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 8' 8" x 8' 8" (2.64m x 2.64m)

A third double sized bedroom to the front of the property. Decorated in neutral colours with a grey wood laminate floor. A double glazed window is fitted to the front 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.

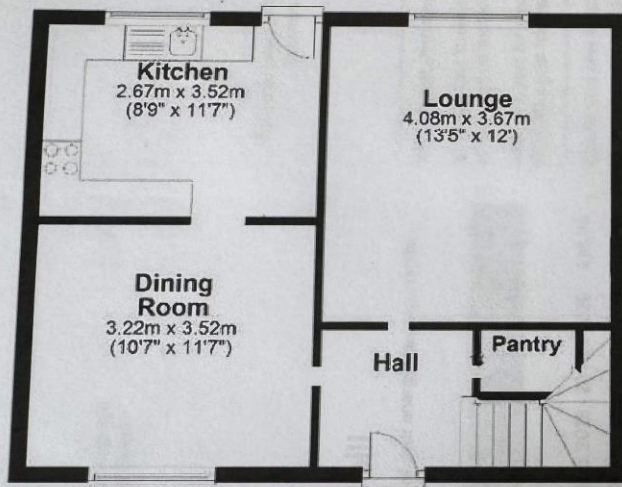
See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

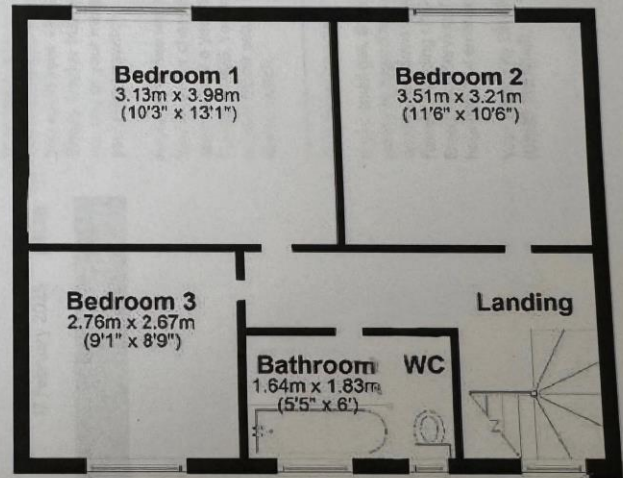
The graph shows this property's current and potential energy rating.

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.

Ground Floor



First Floor



total floor area 93.0 sq. m. (1001 sq.ft.) approx
this floor plan is for illustrative purposes only. Not drawn to scale.