



Holcombe Crescent, Kearsley, Bolton, BL4 8JR

Offers Over £185,000

A spacious 3 bedroom semi detached home with superb lawned gardens to the front, side and rear, plus a gated driveway, located on Holcombe Crescent in the Kearsley area of Bolton in Greater Manchester. Requiring some cosmetic modernisation and refurbishment, and priced accordingly. Briefly comprises of the following, an entrance vestibule and hallway, a spacious lounge with a feature wall hung modern fire, a fully fitted open plan kitchen, a smaller open plan second reception room ideal to use as a dining area, a rear entrance vestibule and storage room, and a well kept rear garden with a small lawn and a large patio area. To the upper floor you will find 3 bedrooms, 2 double sized and 1 single bedroom, a family bathroom with a basin and a bath tub with an electric shower over the bath, and a standalone toilet adjacent to the family bathroom. Comes with double glazed windows and doors throughout. Warmed by electric wall heaters. FREEHOLD PROPERTY. The EPC has been ordered and will be live on the advert soon.



ACCOMMODATION

Entrance Vestibule 4' 1" x 7' 1" (1.25m x 2.16m)

The entrance vestibule to the front of the property.

Entrance Hallway 11' 7" x 7' 7" (3.52m x 2.3m)

The entrance hallway to the front of the property. Decorated in neutral colours with a multi patterned carpet. Warmed by an electric wall heater.

Lounge 12' 7" x 11' 8" (3.83m x 3.55m)

A spacious lounge to the front of the property with a feature wall hung electric fire. Decorated in neutral colours with a dark grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by an electric wall heater.

Kitchen 8' 4" x 10' 6" (2.55m x 3.21m)

An open plan kitchen to the rear of the property. Comes with a standalone electric hob, grill and oven. Decorated in neutral with a grey coloured carpet. Fitted with 2 double glazed windows. Warmed by an electric wall heater.

Reception Room/Dining Area 10' 3" x 9' 10" (3.12m x 3.0m)

An open plan 2nd Reception Room, adjacent to the kitchen. Ideal to use as a dining area. Decorated in neutral colours with a grey coloured carpet. Warmed by an electric wall heater.

Rear Entrance Vestibule 4' 1" x 6' 1" (1.25m x 1.86m)

The rear entrance vestibule. Comes with a storage room to the right.

Rear Garden

A good sized garden to the rear with a large patio area (out of shot) and a grass lawn.

Front/Side Garden

Spacious gardens to the front and side, with grass lawns. Offers the space to extend sideways if required.

Master bedroom 12' 6" x 11' 8" (3.8m x 3.55m)

A double sized Master bedroom to the front of the property. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by an electric wall heater.

Bedroom 2 10' 6" x 11' 4" (3.2m x 3.45m)

A second double sized bedroom to the rear of the property. Decorated in neutral colours with a blue multi patterned carpet. A double glazed window is fitted to the rear aspect. Warmed by an electric wall heater.

Bedroom 3 9' 10" x 7' 7" (3.0m x 2.3m)

A single sized bedroom to the front of the property. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by an electric wall heater.



Family Bathroom 5' 8" x 7' 10" (1.72m x 2.4m)

A good sized Family bathroom to the rear of the property. Comes with a basin and a bath tub with an electric shower over the bath. Fitted with a double glazed window to the rear aspect.

Standalone Toilet (Adjacent to the Family bathroom)

A standalone toilet, adjacent to the Family bathroom.



