



Alderbank Close, Kearsley, Bolton, BL4 8JQ

Offers in the Region Of £325,000

EXTREMELY WELL PRESENTED, VERY SPACIOUS! 3 RECEPTION ROOMS! 3 DOUBLE SIZED BEDROOMS! DOUBLE DRIVEWAY! LANDSCAPED REAR GARDEN! An extremely well presented, very spacious 3 bedroom semi detached home with a double driveway and a landscaped rear garden located within a quiet cul-de-sac location on Alderbank Close in the Kearsley area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance lobby, a spacious lounge, a second reception room currently utilised as a dining area, a smaller 3rd reception to the right of the entrance lobby, a modern open plan fully fitted kitchen with an integrated electric hob, grill, oven, washing machine, dishwasher and a fridge freezer, plus a very spacious landscaped rear garden with a patio area and a large grass lawn. To the upper floor you will find 3 double sized bedrooms, a modern family bathroom including a vanity basin, toilet and a bath tub with a shower over the bath and a glass shower screen, and an additional standalone toilet. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Solar panels are installed to the rear roof space



ACCOMMODATION

Entrance lobby 4' 4" x 6' 1" (1.33m x 1.85m)

The entrance lobby to the front of the property. Decorated in white, with a grey wood laminate floor. A double glazed door and window is fitted to the front aspect.

Lounge 14' 3" x 13' 7" (4.34m x 4.13m)

A spacious lounge with a modern, feature wall hung electric fire. Decorated in white and grey colours with a grey wood laminate floor. 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.

Reception Room 2 10' 7" x 14' 5" (3.23m x 4.40m)

A second reception to the rear of the property, currently utilised as a dining room. Decorated in white with a grey wood laminate floor. A pair of double glazed french doors are fitted to the rear aspect. Warmed by a gas central heated radiator.

Kitchen 8' 9" x 13' 3" (2.66m x 4.03m)

A modern open plan kitchen in cream with contrasting worktops. Comes with an integrated electric hob, grill, oven, dishwasher and a washing machine. Decorated in grey with a grey wood laminate floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Rear Garden 45' 6" x 33' 0" (13.87m x 10.07m)

A very spacious garden to the rear. Comes with a large patio area and a grass lawn. Gives plenty of space for a rear extension.

Master bedroom 11' 11" x 13' 1" (3.64m x 4.0m)

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

Bedroom 2 11' 2" x 14' 3" (3.41m x 4.35m)

A second double sized bedroom to the rear of the property. Decorated in 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 3 12' 4" x 8' 6" (3.77m x 2.6m)

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

Family Bathroom 6' 0" x 8' 3" (1.83m x 2.51m)

A modern Family bathroom with a 3 piece suite in white, including a vanity basin, toilet and a bath tub with a shower over the bath and a glass shower screen. Comes with fully tiled walls and flooring in grey. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated grey towel holder.

Standalone Toilet 5' 11" x 2' 9" (1.8m x 0.84m)

A separate standalone toilet adjacent to the Family bathroom



