



Mossfield Road, Kearsley, Bolton, BL4 8LH

Offers in the Region Of £179,950

FOR SALE WITH NO ONWARD CHAIN! HUGE 100 FT PLUS WIDE REAR GARDEN, SPACE TO EXTEND IF REQUIRED! A well presented 2 bedroom semi detached home with a gated driveway and a huge rear garden, located on Mossfield Road in the Kearsley area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance hallway, a spacious lounge, a smaller second reception room/home office, a fully fitted kitchen and a very spacious 100 foot wide rear garden. To the upper floor you will find 2 double sized bedrooms and a family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Offers excellent transport links, the M60 motorway junction is close by, and within walking distance of Kearsley Railway Station. The EPC is band D. FREEHOLD PROPERTY.



ACCOMMODATION

Entrance Hallway 7' 5" x 6' 5" (2.25m x 1.96m)

The entrance hallway to the front of the property. Decorated in neutral colours with a walnut oak wood laminate floor. A composite entrance door is fitted to the front aspect, with a double glazed window to the side aspect. Warmed by a gas central heated radiator.

Lounge 19' 8" x 10' 9" (6.0m x 3.28m)

A spacious lounge to the left of the property. Decorated in neutral colours with a walnut oak wood laminate floor. Fitted with double glazed windows and doors throughout. Warmed by gas central heated radiators.

Kitchen 12' 8" x 8' 6" (3.86m x 2.58m)

A fully fitted kitchen to the rear of the property. Comes with a standalone electric hob, grill and oven. Plumbed in for a washing machine Space for a tall fridge freezer. A double glazed is fitted to the rear aspect.

Reception Room 2/Home Office 7' 1" x 10' 0" (2.17m x 3.05m)

A smaller second reception room/home office to the right of the property. (Please note this is not classed as a bedroom with regards to the spec of the property but is currently utilised as one by the current owner). Decorated in neutral colours with a grey wood laminate floor. Fitted with a composite entrance door and double glazed window to the front aspect. Warmed by a gas central heated radiator.

Rear Garden

A very spacious Rear Garden, approx 100 ft plus width. Comes with a patio area, grass lawn and a large wooden shed. Plenty of space for extending the property if required.

Master bedroom 9' 4" x 14' 1" (2.85m x 4.3m)

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

Bedroom 2 10' 6" x 10' 10" (3.2m x 3.31m)

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 coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Family Bathroom 6' 4" x 6' 5" (1.92m x 1.95m)

A modern Family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath. A double glazed window is fitted to the rear 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		84 B
69-80	C		
55-68	D	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.

