



**Holcombe Crescent, Kearsley, Bolton, BL4 8JX**

**Offers Over £310,000**

**5 BEDROOMS! EXTENDED TO THE SIDE AND REAR! EXTREMELY WELL PRESENTED THROUGHOUT!**  
Located on Holcombe Crescent in the Kearsley area of Bolton in Greater Manchester. Close by to Kearsley Academy, the M60 and M62 motorway junctions and Kearsley railway station. Briefly comprises of the following, a gated double driveway, an entrance porch and hallway, a spacious lounge with a feature wood burner stove within an inglenook fireplace, a modern fully fitted kitchen with an integrated electric hob, grill, oven, extractor hood and a dishwasher, an open plan dining area, a double sized master bedroom with an en-suite bathroom including a basin, toilet and a shower cabinet, a single sized bedroom and a landscaped garden to the side and rear. To the upper floor you will find a further 2 double sized bedrooms and 1 single bedroom, plus a modern Family bathroom including a vanity basin, a toilet and a bath tub with a shower over the bath and a glass shower screen. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a modern combi boiler.





## ACCOMMODATION

### **Entrance Porch** 6' 1" x 6' 11" (1.86m x 2.12m)

A useful entrance porch with space for shoes and umbrellas. Fitted with a composite entrance door to the front aspect.

### **Entrance Hallway** 9' 4" x 5' 0" (2.85m x 1.53m)

The entrance hallway to the front of the property.

### **Lounge** 12' 4" x 13' 2" (3.75m x 4.01m)

A spacious lounge to the front of the property, with a feature wood burner stove set within an angle nook fireplace. Plenty of space for modern furniture to fit easily. 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.

### **Kitchen** 9' 10" x 19' 2" (3.0m x 5.83m)

A modern fully fitted kitchen in navy blue with contrasting work tops. Comes with an integrated electric hob, grill, oven, extractor hood and a dishwasher. There is an open plan dining area adjacent to the kitchen. Decorated in neutral colours with a beige tiled floor. Fitted with double glazed windows to the rear aspect. Warmed by a gas central heated radiator.

### **Rear/Side Garden**

A spacious landscaped garden with a seating area and an artificial grass lawn.

### **Family Bathroom** 6' 0" x 9' 9" (1.83m x 2.97m)

A modern Family bathroom to the upper floor. Comes with a vanity basin, toilet and a bath tub with a shower over the bath and a glass shower screen. Fully tiled walls and flooring. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated towel holder.

### **Master bedroom (Ground Floor)** 14' 1" x 8' 6" (4.3m x 2.6m)

A double sized Master bedroom to the ground floor. Comes with an en-suite shower room including a basin, toilet and a shower cubicle. 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.

### **En-suite to the Master bedroom** 3' 4" x 6' 11" (1.02m x 2.1m)

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

### **Bedroom 2** 7' 5" x 7' 10" (2.27m x 2.4m)

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

### **Bedroom 3** 11' 7" x 12' 8" (3.53m x 3.87m)

A double sized bedroom to the upper floor (front). 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 4** 10' 4" x 10' 6" (3.15m x 3.2m)

A double sized bedroom to the upper floor (rear). 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.

### **Bedroom 5** 11' 9" x 7' 10" (3.58m x 2.4m)

A single sized bedroom to the upper floor (front). Decorated in neutral colours with a grey coloured carpet. Fitted with a double glazed window 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		84 B
69-80	C		
55-68	D	63 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.

