



**Cemetery Road, Kearsley, Bolton, BL4 7SE**

**Offers in the Region Of £99,950**

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! REQUIRES A FULL REFURBISHMENT AND MODERNISATION THROUGHOUT! PRICED ACCORDINGLY! CASH INVESTORS WANTED! (Please note this property is currently in probate status). A spacious 3 bedroom mid terraced home located on Cemetery Road in the Kearsley area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance vestibule, a very spacious lounge, kitchen, downstairs bathroom with a basin, toilet and a shower cabinet, a good sized rear yard and off road parking and storage shed included. To the upper floor you will find 3 bedrooms, a double sized Master bedroom and 2 single bedrooms. Comes with double glazed windows and doors throughout, Warmed by gas central heating via a combi boiler. Excellent transport links, Farnworth train station is within easy walking distance and the M60 motorway junction is only a short drive from the property. Close by to the centre of Farnworth with shops and supermarkets available, and Bolton Hospital. Leasehold property with 895 years left on the lease, 2 pounds per annum ground rent. The EPC has been ordered and will live on the advert soon.





## ACCOMMODATION

### **Entrance Vestibule** 4' 0" x 3' 2" (1.21m x 0.96m)

The entrance vestibule. Fitted with a composite entrance door to the front aspect.

### **Lounge** 13' 11" x 15' 5" (4.24m x 4.7m)

A very spacious lounge to the front of the property. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

### **Kitchen** 13' 9" x 15' 7" (4.18m x 4.74m)

A spacious kitchen to the rear of the property. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator. (Please note the kitchen has actually been removed already)

### **Family bathroom (Ground Floor)** 8' 2" x 5' 9" (2.5m x 1.76m)

The family bathroom to the rear of the kitchen. Fitted with a basin, toilet and a shower cabinet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Rear Yard**

A good sized yard to the rear. Off road parking and a shed is also included beyond the yard. (Out of shot)

### **Master bedroom** 11' 7" x 15' 5" (3.52m x 4.7m)

A double sized Master bedroom to the front of the property. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

### **Bedroom 2** 11' 3" x 8' 1" (3.43m x 2.47m)

A double sized bedroom to the rear of the property. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Bedroom 3** 14' 6" x 7' 1" (4.41m x 2.16m)

A single sized bedroom to the rear of the property. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.





