



Lord Street, Kearsley, Bolton, BL4 8BE

Offers in the Region Of £145,000

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! IDEAL FOR FIRST TIME BUYERS! A well presented 3 bedroom mid terraced home located on Lord St in the Kearsley area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance vestibule, a spacious lounge with a feature electric fire and surround, a large kitchen with an integrated gas hob, grill, oven and a chrome extractor hood, an open plan dining area, utility room and a low maintenance yard to the rear. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, plus a modern Family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a glass shower screen and a glass shower screen. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Close by to local schools, Farnworth train station, the M60 motorway junction and Bolton Hospital. Leasehold property with 871 years left on the lease, 2.10 pounds per annum ground rent. EPC is Band D.



ACCOMMODATION

Entrance Vestibule 4' 1" x 2' 11" (1.25m x 0.9m)

The entrance vestibule to the front of the property. Fitted with a double glazed composite entrance door to the front aspect.

Lounge 14' 6" x 14' 4" (4.42m x 4.37m)

A spacious lounge with a feature electric fire and surround. Plenty of space for modern furniture to fit easily. Freshly decorated in white with a brand new carpet in grey. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 9' 8" x 14' 3" (2.95m x 4.35m)

A fully fitted kitchen in cream with contrasting worktops. Comes with an integrated gas hob, grill, oven and a chrome extractor hood. Freshly decorated in white, with a fully tiled floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Dining area 11' 7" x 7' 4" (3.52m x 2.23m)

An open plan dining area to the rear of the property. Freshly decorated in white, with a walnut oak wood laminate floor. A pair of double glazed french doors are fitted to the side aspect. Warmed by a gas central heated radiator.

Utility Room 5' 1" x 6' 11" (1.56m x 2.12m)

A utility room to the rear of the property. Plumbed in for a washing machine. Freshly decorated in white with a walnut oak wood laminate floor. A double glazed window is fitted to the side aspect. Warmed by a gas central heated radiator.

Rear Yard 27' 1" x 6' 9" (8.26m x 2.05m)

A low maintenance fully enclosed yard to the rear.

Master bedroom 12' 10" x 8' 5" (3.9m x 2.56m)

A double sized Master bedroom to the front of the property. Freshly decorated in white, with a brand new carpet in grey. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 12' 10" x 5' 10" (3.91m x 1.77m)

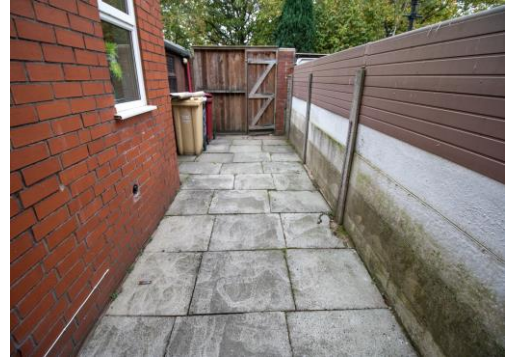
A single sized bedroom to the front of the property. Comes with fully fitted wardrobes in walnut oak. Freshly painted in white with a brand new carpet in grey. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 3 10' 11" x 7' 0" (3.34m x 2.13m)

A second double sized bedroom to the rear of the property. Freshly decorated in white, with a brand new carpet in grey. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Family Bathroom 10' 1" x 6' 10" (3.08m x 2.08m)

A modern Family bathroom with a 3 piece suite in white. Comes with a basin, toilet and a bath tub with a shower over the bath and a glass shower screen. Freshly decorated in white with part tiled walls in grey and a grey coloured floor. A double glazed window is fitted 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		83 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.

For properties in England and Wales:

• the average energy rating is D

