

Derwent Drive, Kearsley

Bolton



In Excess of £220,000

Derwent Drive

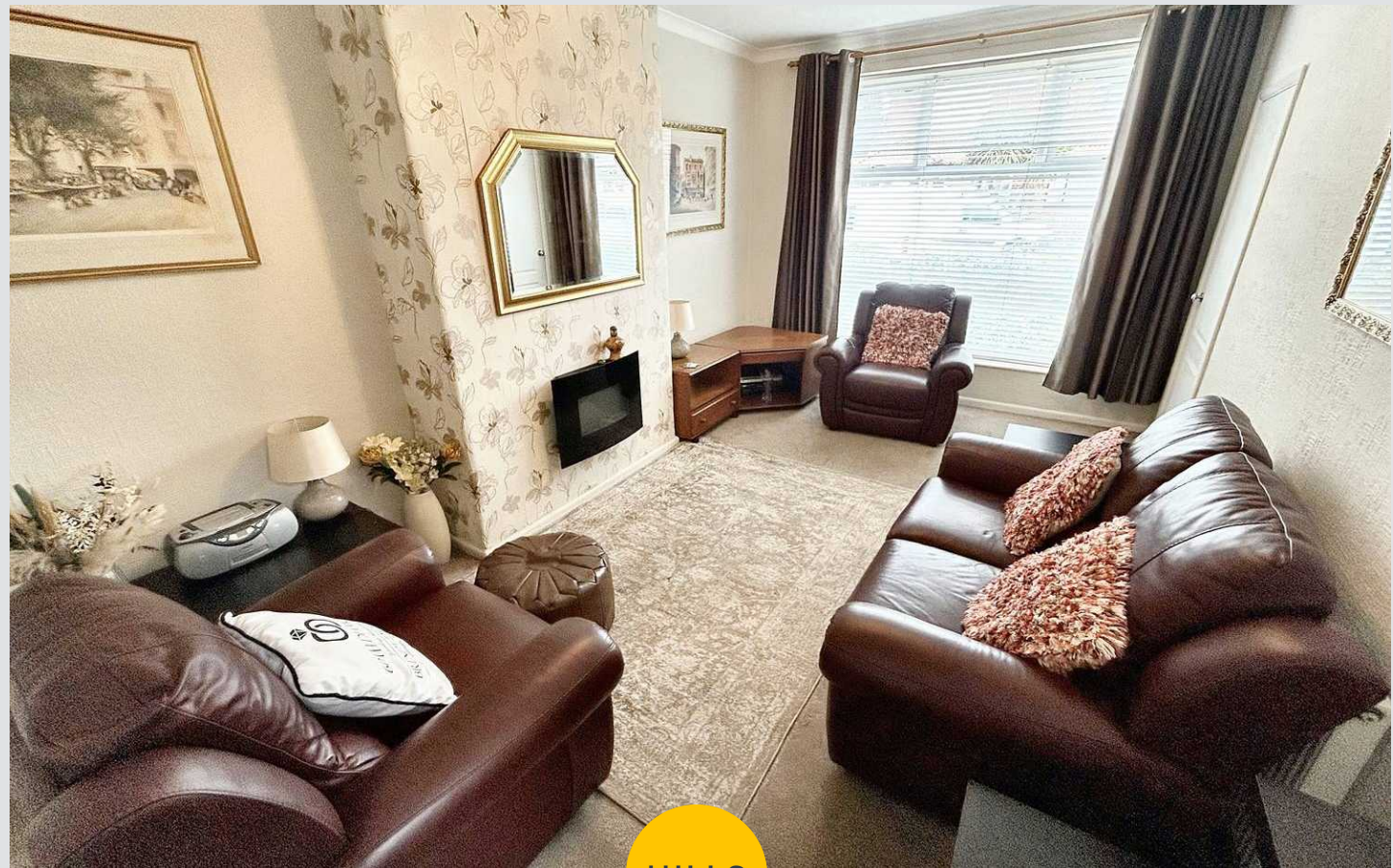
Kearsley, Bolton

NO CHAIN, TWO DOUBLE BEDROOMS, TWO RECEPTION ROOMS, LARGE DRIVEWAY and DETACHED GARAGE!
Situating on a quiet and popular development in Kearsley is this WELL-KEPT dormer bungalow that sits in a generous plot and comes highly recommended for viewing!

Council Tax band: B

Tenure: Freehold

- Spacious two/three bedroom dormer bungalow available with no chain
- Detached garage and driveway that extends from the front of the property to the rear
- Fully gas central heated and double glazed
- Lounge and separate dining room
- Excellent potential to extend further (STPP)
- Guest W.C to the ground floor with a well-maintained wetroom to the 1st floor
- Well-kept gardens to the front and rear. The rear benefits from the sun most of the day
- Excellent location close to a host of amenities and transport links
- No chain attached, early viewing highly advised



Entrance Hallway

Ceiling light point, UPVC front door, wall mounted radiator and storage cupboard housing the boiler. Access door into the lounge

Lounge

17' 4" x 10' 4" (5.29m x 3.15m)

A welcoming family lounge complete with a large double glazed window to the front elevation, ceiling light point, coving and a wall mounted radiator. Carpeted flooring and a electric wall mounted fire provides the perfect focal point.

Internal Hallway

Ceiling light point and stairs leading to the 1st floor landing.

Kitchen

9' 11" x 8' 0" (3.02m x 2.45m)

Fitted with a range of wall and base units with complementary work surfaces and an integral sink and drainer unit. Breakfast bar. With space for a fridge/freezer, washing machine and oven. Double glazed window and UPVC door to the side. Part tiled walls, strip light and vinyl flooring.

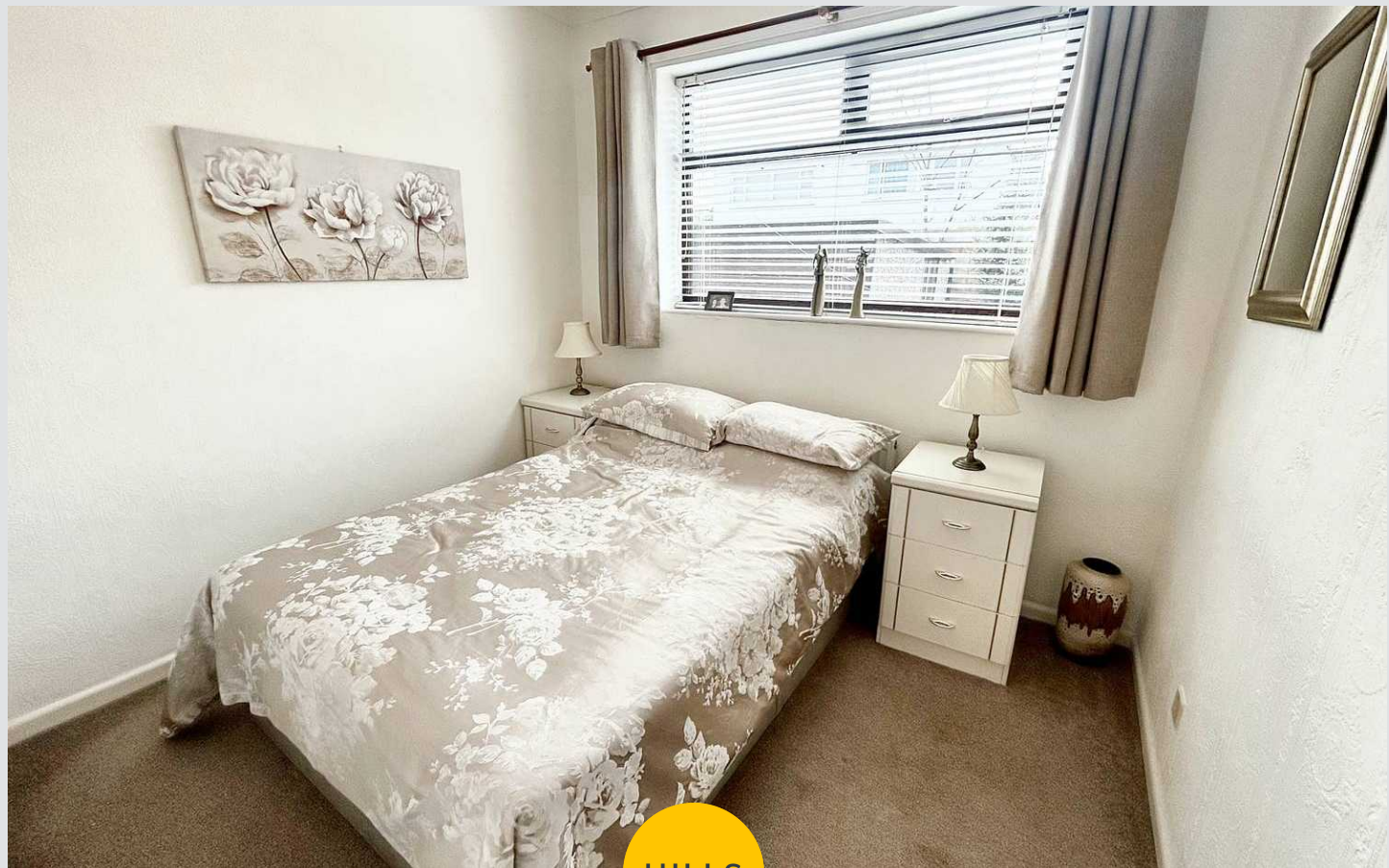
Dining Room/Bedroom

13' 2" x 9' 3" (4.01m x 2.83m)

Ceiling light point, wall mounted radiator and a double glazed window to the rear elevation. Carpeted flooring.

Guest W.C

Low level W.C and a ceiling light. Vinyl flooring.



Bedroom

10' 1" x 9' 2" (3.08m x 2.79m)

Double glazed window to the rear, ceiling light point and a wall mounted radiator

Landing

Ceiling light point and a double glazed window to the side elevation. Storage cupboard.

Bedroom

15' 3" x 10' 0" (4.64m x 3.06m)

A large double bedroom that comes complete with a double glazed window to the front elevation, ceiling light point and a wall mounted radiator. Built in wardrobes.

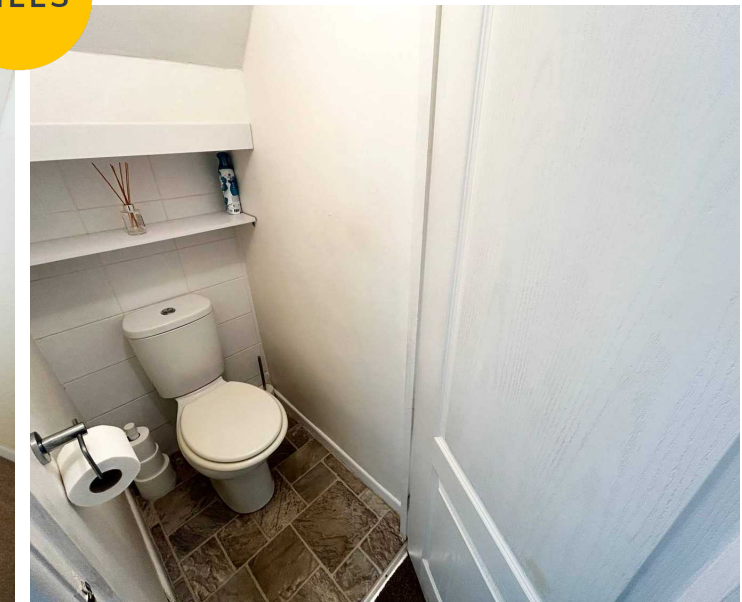
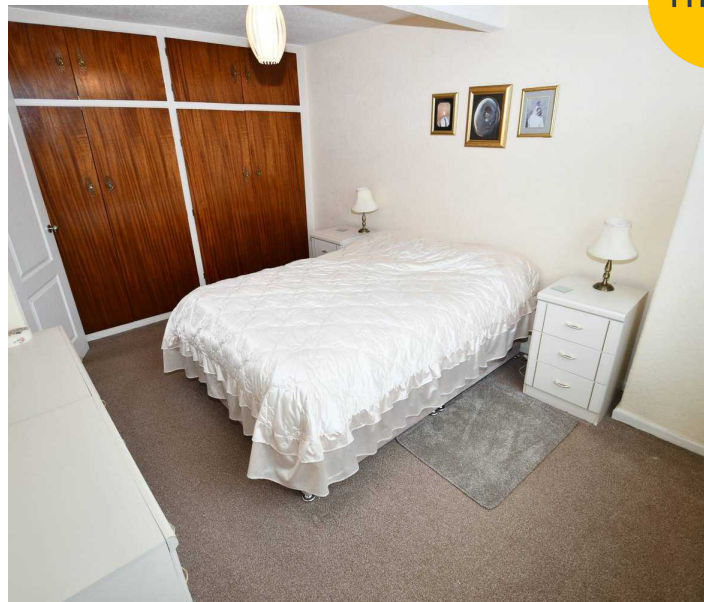
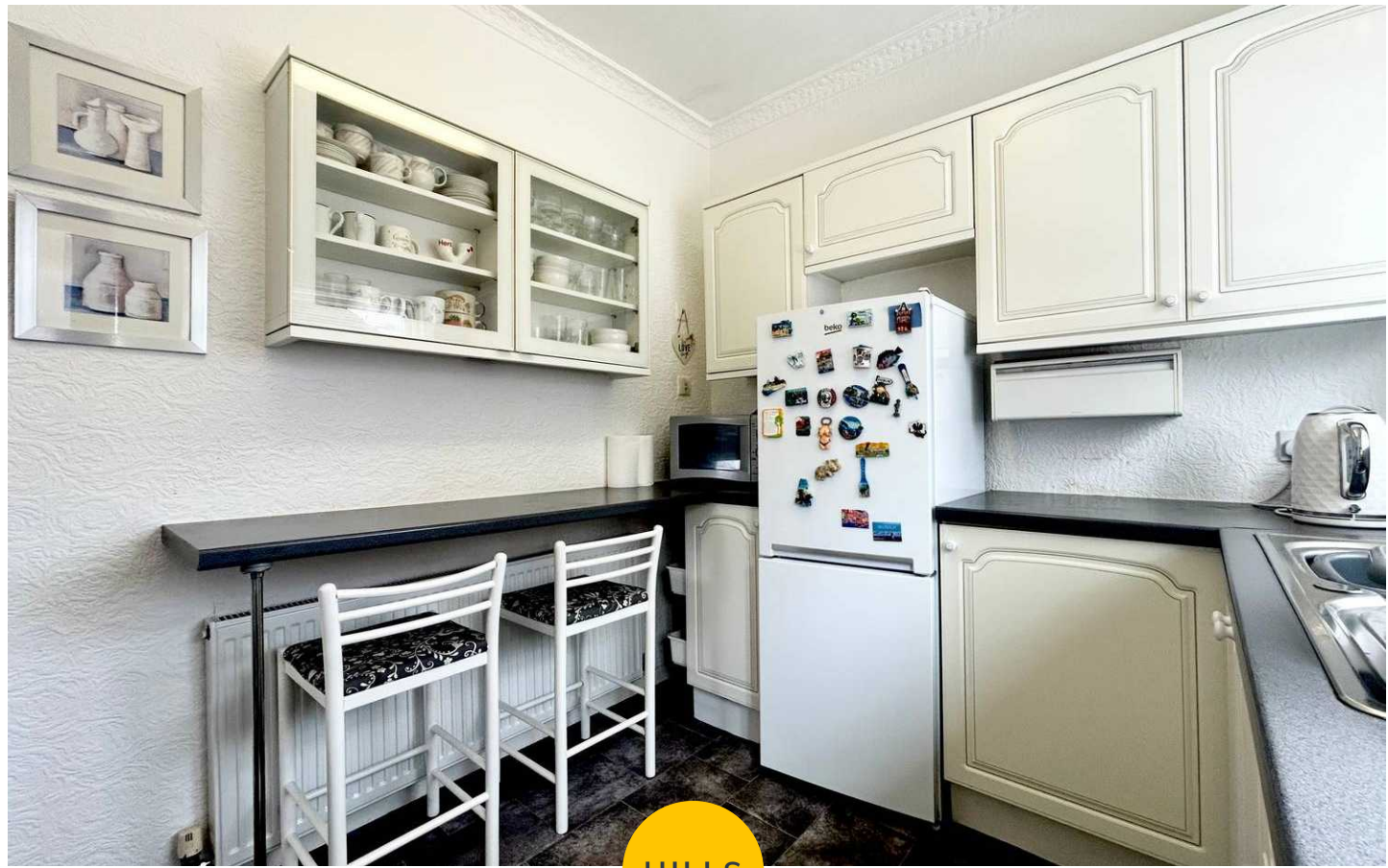
Bathroom / Wetroom

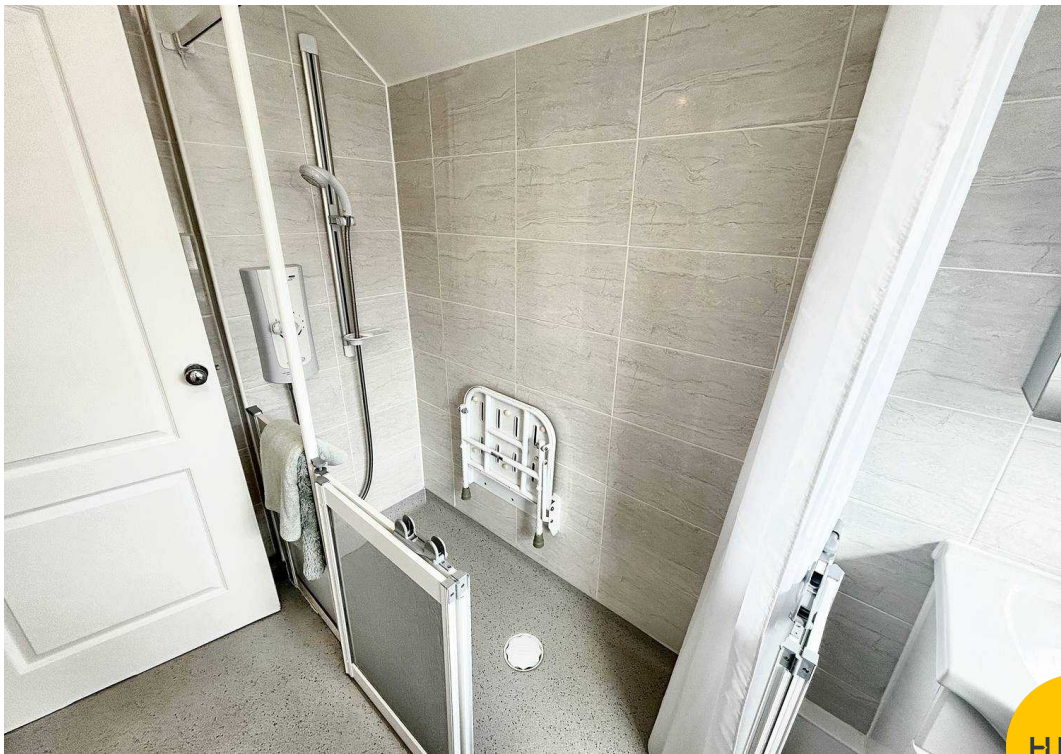
8' 6" x 4' 11" (2.59m x 1.49m)

A well-maintained wetroom that comes complete with a low level W.C, sink set in vanity unit and electric shower. Double glazed frosted window to the side elevation. Extractor fan, ceiling light point, wall mounted radiator and fully tiled walls

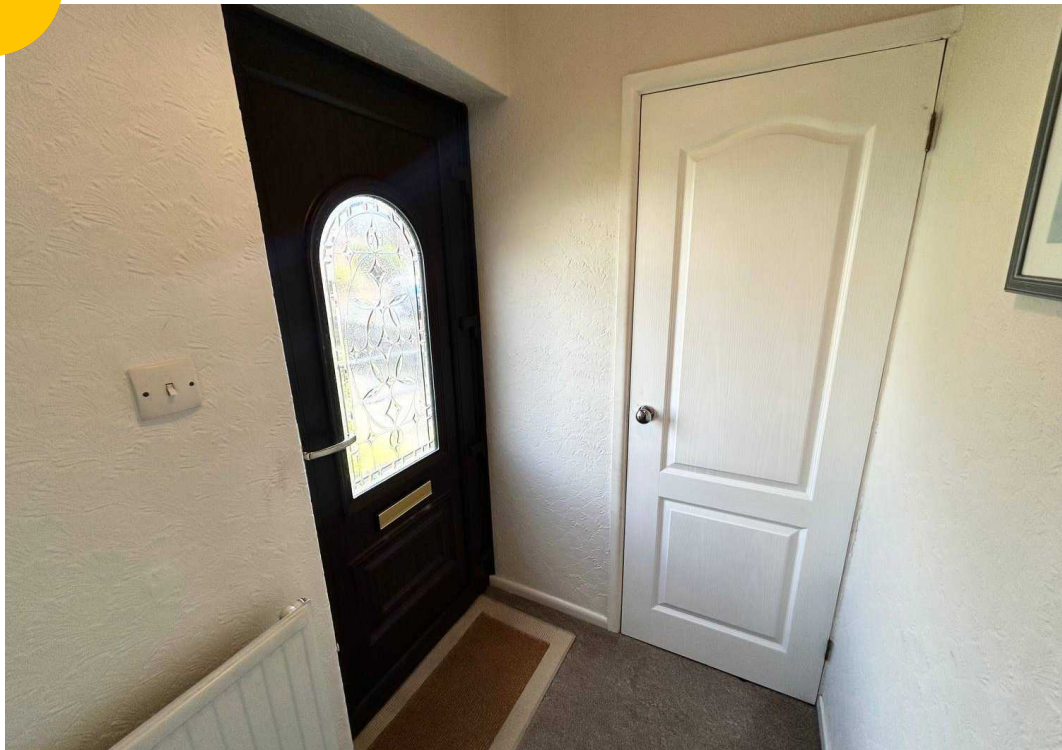
Externally

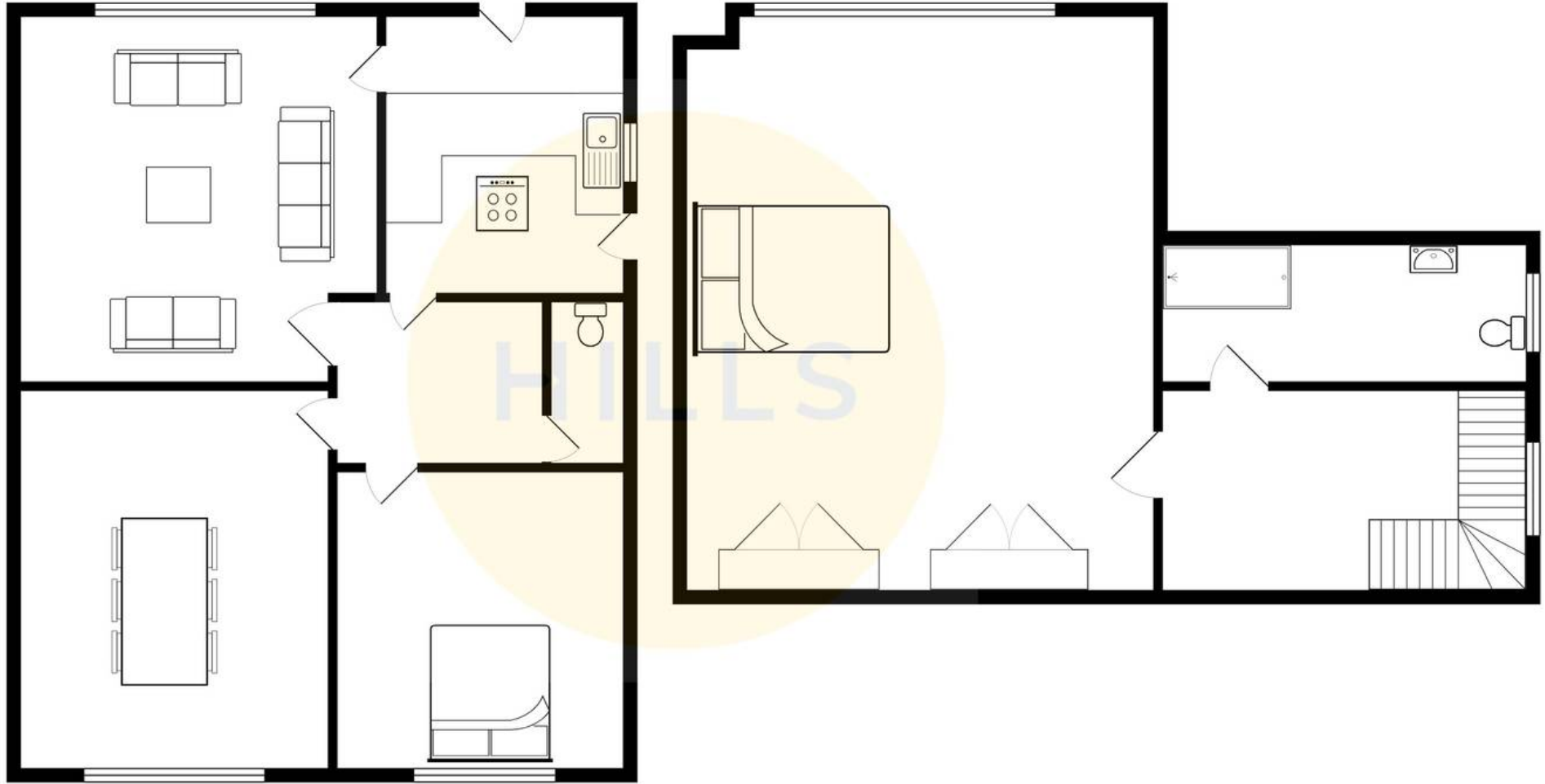
Set in a generous plot the property has well-kept gardens to the front and rear. To the front is a flagged driveway and garden set behind double gates and a hedge fence. The driveway extends down the side of the property to the rear garden and detached garage. Outside tap. To the rear is a well-kept lawned garden with mature borders and a flagged patio area all enclosed with wood panel fencing. The rear benefits from the sun most of the day.





HILLS







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