



75 Kirkby Road, Bolton

£225,000 Leasehold

Three Bed, Mid-Terrace on Kirkby Road, Heaton • Modern Decor Throughout with Traditional Elements • Open Plan Kitchen/Dining Room with Island • White Shaker Style Kitchen with Oak Effect Worktops • Two Double Bedrooms & One Single Bedroom • Contemporary Bathroom with White Three-Piece Suite • South Facing Rear Garden with Shed, Outhouse and Gated Access • On-Street Parking for Multiple Cars • Council Tax Band A • Updated Heating System



Movuno are delighted to bring to the market this three-bed, mid-terrace on Kirkby Road, Heaton.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Entrance Hallway

Laminate Flooring, Understairs Storage, Radiator, Pendant Lighting, Power Outlets, UPVC Front Door.

Living Room

Carpet, Built-in Cupboard & Shelves, Box Bay Window, Traditional Style Gas Fireplace with Decorative Tiles and Black Marble Hearth, Semi-Flushing Ceiling Light, Radiator, Multiple Power Outlets, Solid Wood Door.

Kitchen/Dining Room

Wood Effect Laminate Flooring, White Shaker Style Kitchen Base and Wall Unit, Oak Effect Laminate Worktop, Kitchen Island with Wood Worktop and Shelving, White Metro Wall Tiles, Radiators, Multiple Power Outlets, Pendant Ceiling Lighting and Semi-Flush Ceiling Lighting, Solid Wood and Glass Door to Hallway, UPVC Window and UPVC French Doors onto Patio.

Landing

Carpet, Ceiling Mounted Clothes Airer, Loft Hatch with Pull Down Ladders, Pendant Ceiling Light, Solid Wood Doors to Three Bedrooms and Bathroom.

Master Bedroom

Double Size, Carpet, Box Bay Window, Built-In Sliding Mirror Door Wardrobes, Pendant Ceiling Light, Radiator, Multiple Power Outlets and UPVC Window.







Bedroom Two

Double Size, Carpet, Built-in Wardrobes, Radiator, Pendant Ceiling Light, Multiple Power Outlets, Radiator and UPVC Window.

Bedroom Three

Single Size, Carpet, Pendant Ceiling Light, Radiator, Multiple Power Outlets and UPVC Window.

Bathroom

Patterned Floor Tiles, White Metro Wall Tiles, White Three-Piece Suite, Over Bath Mains Fed Shower, Black Glass Shower Screen, Spotlighting, Extractor Fan and Frosted UPVC Window.





FRONT GARDEN

Flagged front garden with flower bed.

REAR GARDEN

Flagged Patio Area, Small Lawn, Flower Bed Boarders, Gated Bin Area, Rear Gated Access, Outhouse.





Floor 0



Floor 1

Approximate total area⁽¹⁾

870 ft²

80.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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