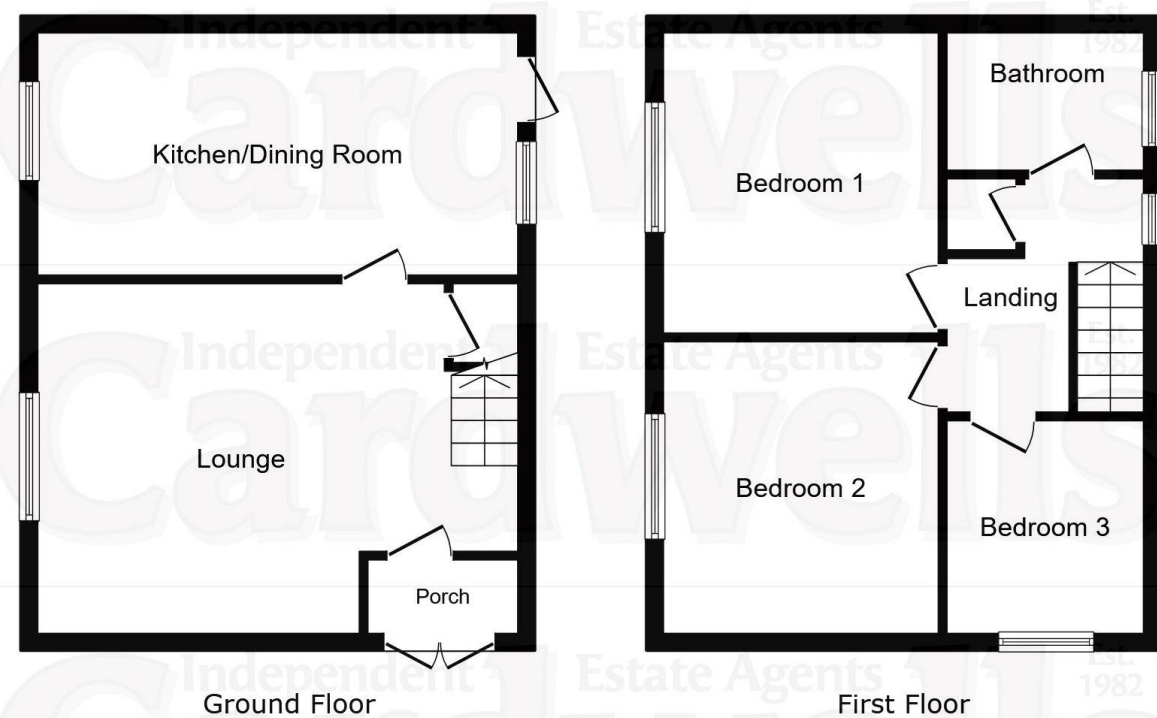




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TRENT WAY, KEARSLEY, BL4 8PR



- Substantial corner plot three bed semi
- Porch/lounge/dining kitchen
- Landing/3 bedrooms/family bathroom suite
- Driveway parking for numerous cars
- Laid to lawn front garden/patio to the rear
- Worcester Bosch combination boiler
- UPVC double glazed throughout
- Vacant possession/no upward chain!



Offers in Excess of £230,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
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Offered to the open market with the added advantage of vacant possession and no upward chain is this substantial corner plot three bedroom semi detached property on Trent Way in Kearsley. Tucked away on a quiet cul-de-sac of similar properties and in close proximity to excellent transport links via the M60 motorway network, excellent amenities and local schools. Warmed by a Worcester Bosch gas combination boiler and uPVC double glazed throughout, the property briefly comprises double uPVC doors, entrance porch, lounge, dining kitchen, landing, three good bedrooms and a well appointed bathroom suite. To the outside is driveway parking for numerous cars with a very well maintained front lawn and to the rear is a low maintenance patio style garden complete with outhouse timber storage shed. To arrange a personal inspection please contact Cardwells Estate Agents Bolton, seven days a week on 01204381281 or via email at bolton@cardwells.co.uk. Please watch the online walk through video prior to booking your appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Double uPVC doors giving access to.

Porch: 2' 1" x 5' 5" (0.63m x 1.65m) Timber and glass door giving access to.

Lounge: 19' 7" x 12' 10" (5.96m x 3.91m) Feature fireplace and surround, uPVC double glazed window, 2 wall mounted radiators, spindled staircase giving access to the landing, under stairs storage cupboard.

Dining kitchen: 18' 11" x 9' 4" (5.76m x 2.84m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, contrasting worktops, complimentary tiled splash backs, four ring gas hob with extractor fan over, integrated oven, space for white goods, 2 uPVC double glazed windows, wall mounted Worcester Bosch gas combination boiler, wall mounted radiator, uPVC door giving access to the rear.

Landing: 7' 11" x 8' 2" (2.41m x 2.49m) Spacious landing, loft access point, frosted uPVC double glazed window, built in airing cupboard.

Bedroom 1: 10' 10" x 11' 0" (3.30m x 3.35m) uPVC double glazed window, wall mounted radiator.

Bedroom 2: 10' 10" x 11' 6" (3.30m x 3.50m) uPVC double glazed window, wall mounted radiator.

Bedroom 3: 7' 11" x 8' 7" (2.41m x 2.61m) uPVC double glazed window, professionally fitted wardrobes, wall mounted radiator.

Bathroom: 7' 9" x 5' 5" (2.36m x 1.65m) Well appointed three piece suite comprising WC, pedestal wash basin, walk in corner shower cubicle with T bar mixer shower, full wall tiling, frosted uPVC double glazed window, wall mounted heated towel rail.

Tenure: Cardwells Estate Agents Bolton research shows the property is of a freehold tenure.

Council tax: Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band C with Bolton Council at an approximate cost of around £2008.00 per annum.

Flood risk information: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

Viewings: Cardwells estate agents Bolton 01204 381281, boltono@cardwells.co.uk, www.cardwells.co.uk

Thinking of selling or letting in Bolton: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a mortgage: Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).

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