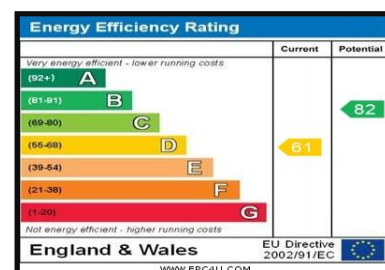




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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STATION ROAD, KEARSLEY, BL4 8ED



- Elevated position
- End terraced home
- Three bedrooms
- Quiet residential position
- Excellent transport routes
- Lounge and kitchen/dining room
- Secure lawned rear garden
- Close to many amenities & commuter routes



£215,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Located within the ever popular area of Kearsley is this wonderful end terraced property which offers good sized accommodation throughout. Station Road is setback, just off Stoneclough Road and is close to many local amenities with Kearsley train station being just a short walk away, St Peter's Way and the M60 motorway both giving great access to Manchester, Bury, Whitefield and Bolton. This superb property is well presented throughout and comprises an entrance hallway, lounge and kitchen/dining room to the ground floor with three good sized bedrooms and a family bathroom to the first floor. Externally the property has a low maintenance front garden with steps leading upto the house. The rear garden is well presented with a flagged patio area, lawned garden and recently renewed fence panels. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Ceiling light point, laminate effect flooring, stairs to the first floor.

Lounge: 14' 4" x 13' 7" (4.36m x 4.13m) Double glazed bay window to the front, laminate effect flooring, feature fireplace, ceiling light point.

Kitchen/dining room: 16' 9" x 11' 1" (5.11m x 3.39m) Downlights, under stairs storage, radiator, double glazed bay window overlooking the rear garden, door to the garden, range of fitted wall and base units with space for a free standing and multi fuel cooker, washing machine, dryer, dishwasher, American fridge/freezer, stainless steel sink with mixer tap and drainer.

Landing: Ceiling light point, loft access which is part boarded.

Bedroom 1: 14' 4" x 9' 4" (4.38m x 2.85m) Ceiling light point, radiator, double glazed window to the front.

Bedroom 2: 11' 2" x 10' 6" (3.41m x 3.19m) Radiator, wall mounted boiler, fitted wardrobes, double glazed window overlooking the rear garden, ceiling light point.

Bedroom 3: 9' 9" x 7' 4" (2.98m x 2.23m) Ceiling light point, radiator, double glazed window to the front.

Bathroom: 7' 10" x 5' 10" (2.39m x 1.77m) Double glazed window to the rear, extractor fan, three-piece suite incorporating a WC, wash hand basin, panel bath with mixer tap and shower above, radiator, tiled walls, ceiling light point.

Externally: The front of the property has a low maintenance garden with steps leading up to the house. The rear garden is well presented with a flagged patio area, lawned garden and recently renewed fence panels.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 998 years from 10 May 1893

Council Tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1763

Flood Risk: 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: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

Thinking of selling or letting: 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). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

