



## Mather Street, Kearsley, Bolton

Offers Over £179,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom mid-terrace property, located in the sought-after area of Kearsley, Bolton. Ideally suited to first-time buyers, this delightful family home is perfectly positioned between Farnworth and Kearsley, offering convenient access to a superb range of local amenities and just a short drive from Bolton town centre. Residents will also benefit from excellent nearby schools, shops, and transport links, as well as easy access to the M61 motorway, making it an ideal location for commuters.

Stepping into the property, you are greeted by a welcoming entrance hall, with a staircase located at the far end leading to the upper level. To the right, you'll find the spacious lounge, featuring beautiful high ceilings, a charming bay window that floods the room with natural light, and a feature fireplace that adds warmth and character. From here, you enter the generous kitchen/diner. The kitchen is equipped with an integrated oven and hob, alongside ample space for freestanding appliances. The dining area provides plenty of room for a family dining table, with double patio doors leading through to the conservatory at the rear. The bright and airy conservatory offers versatile additional living space, with further double doors opening out to the rear garden.

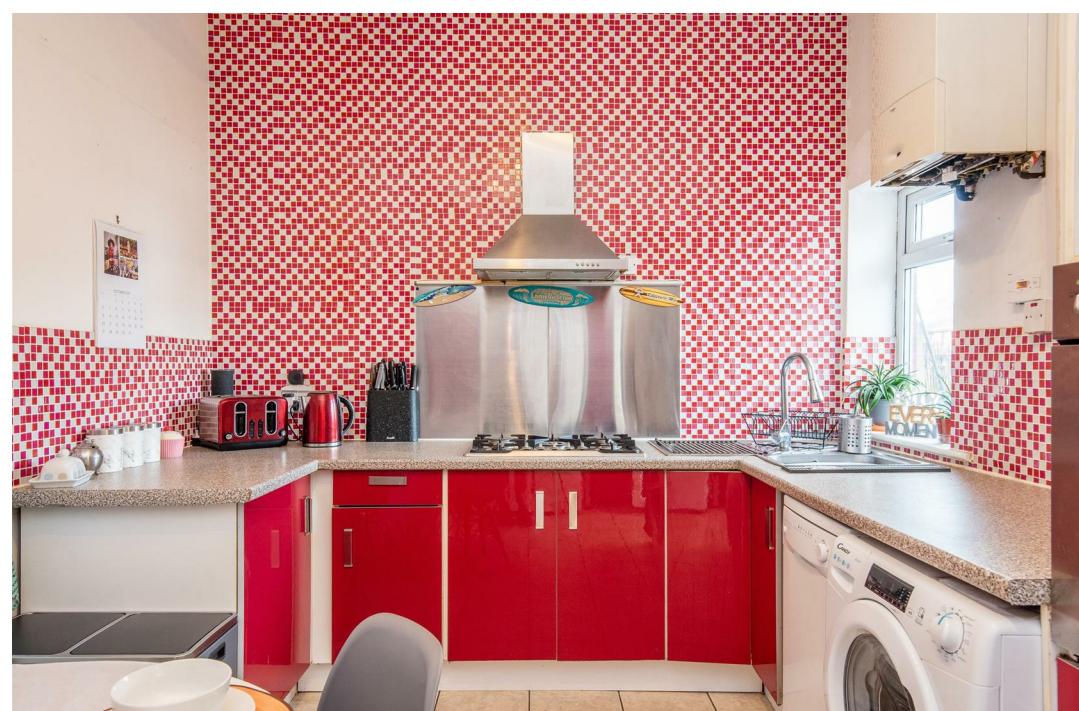
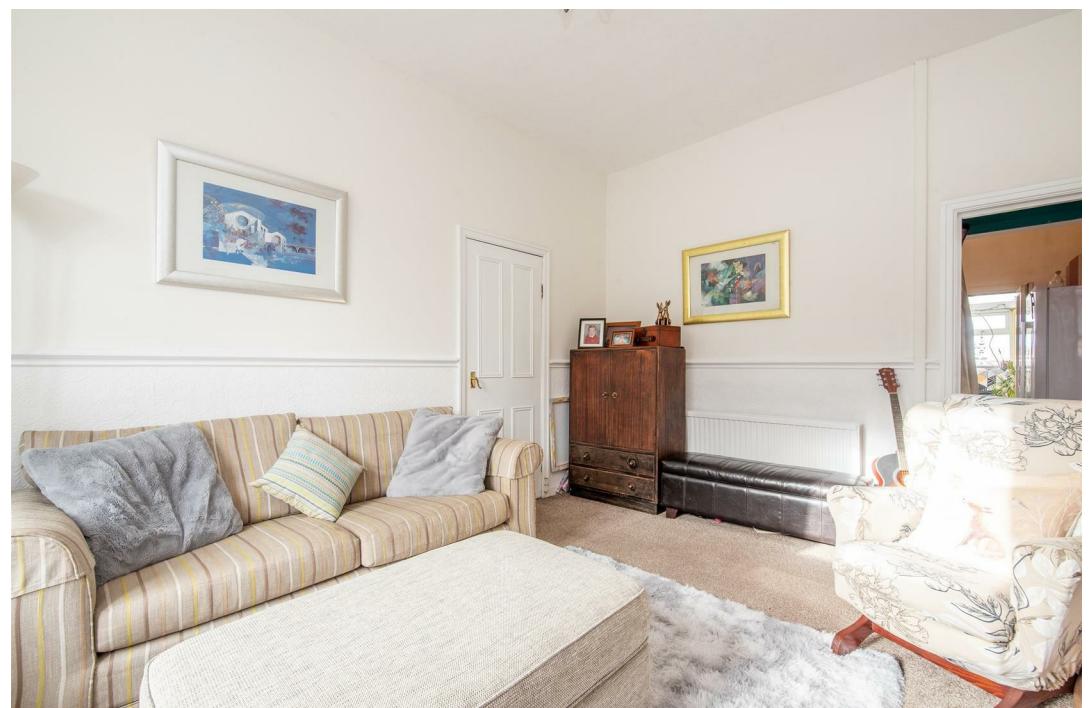
Upstairs on the first floor, there are two well-proportioned bedrooms, both benefitting from fitted storage. A four-piece family bathroom, complete with a newly installed shower, completes this level.

On the top floor, you'll find the generously sized loft bedroom, featuring skylight windows and convenient access to eaves storage.

Externally, the property offers plenty of on-street parking to the front. To the rear is a well-maintained, L-shaped yard with a raised decking area — the perfect spot to relax or entertain in the afternoon sunshine.

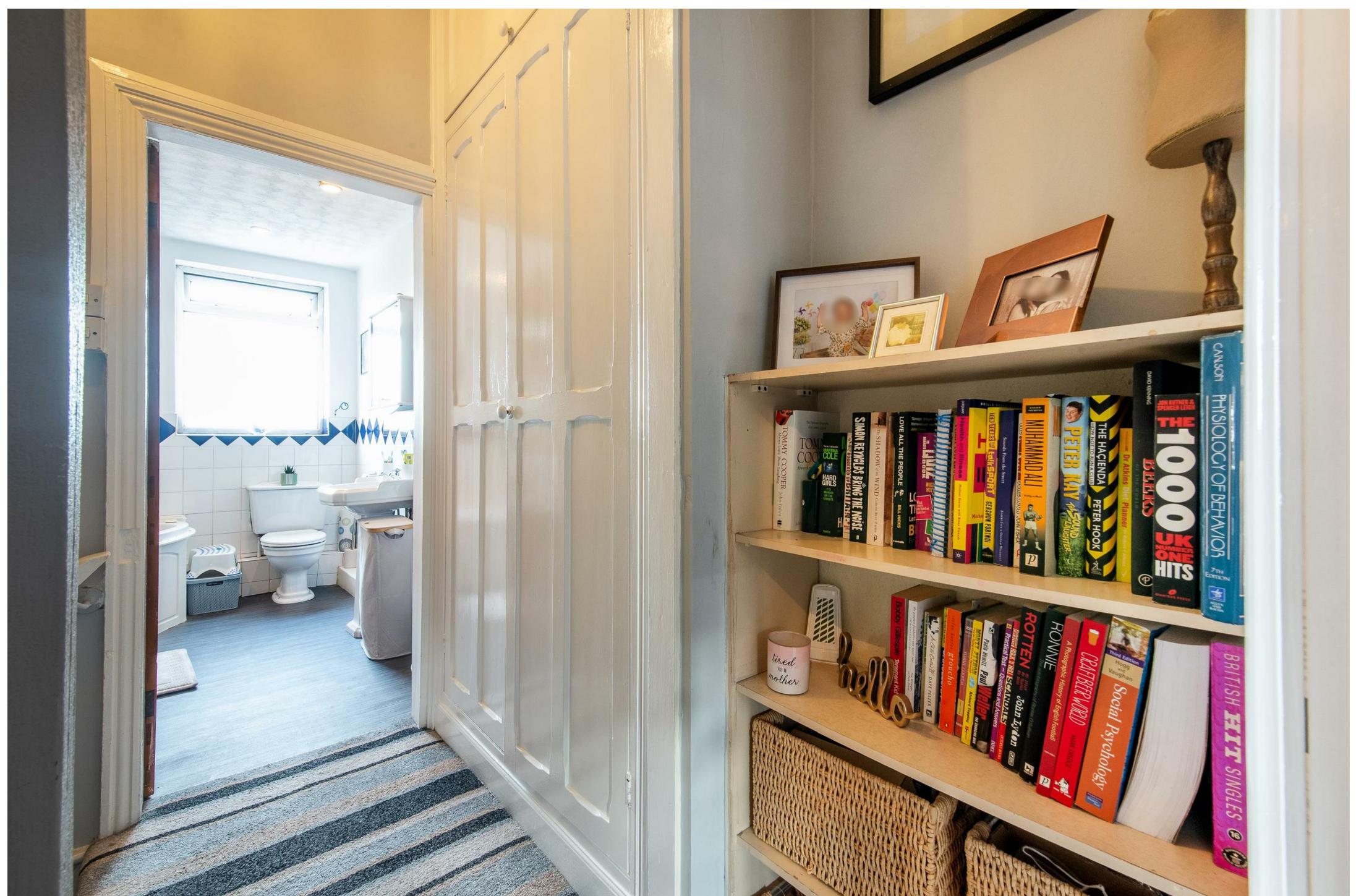
Early viewing is highly recommended to avoid disappointment.

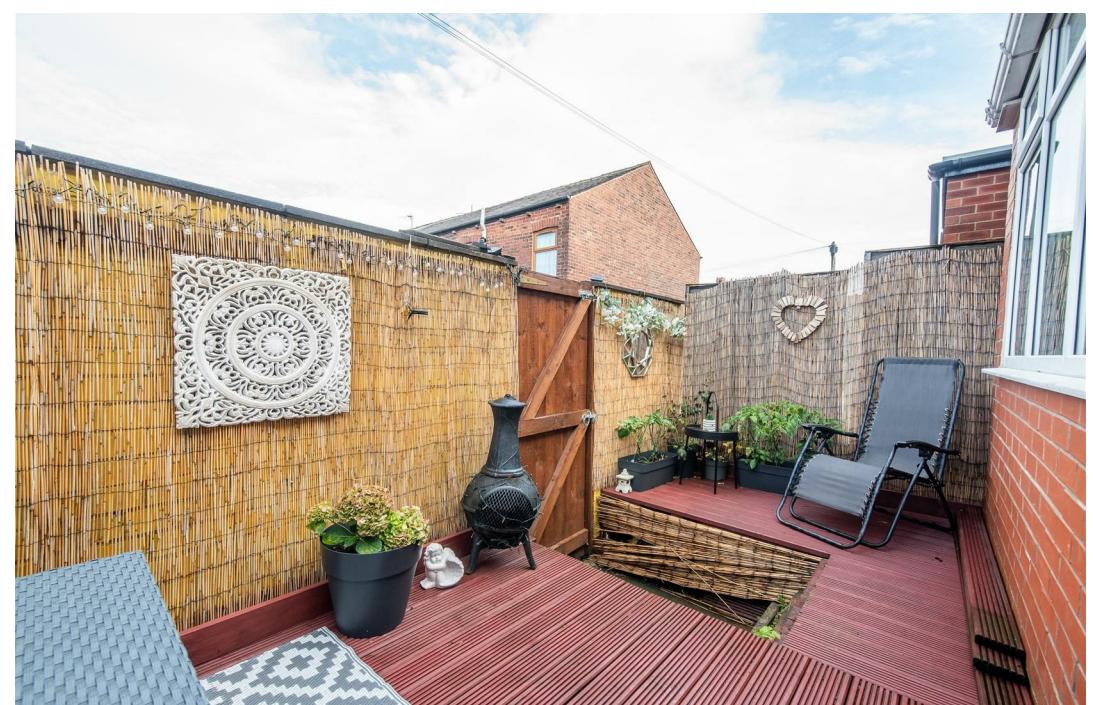
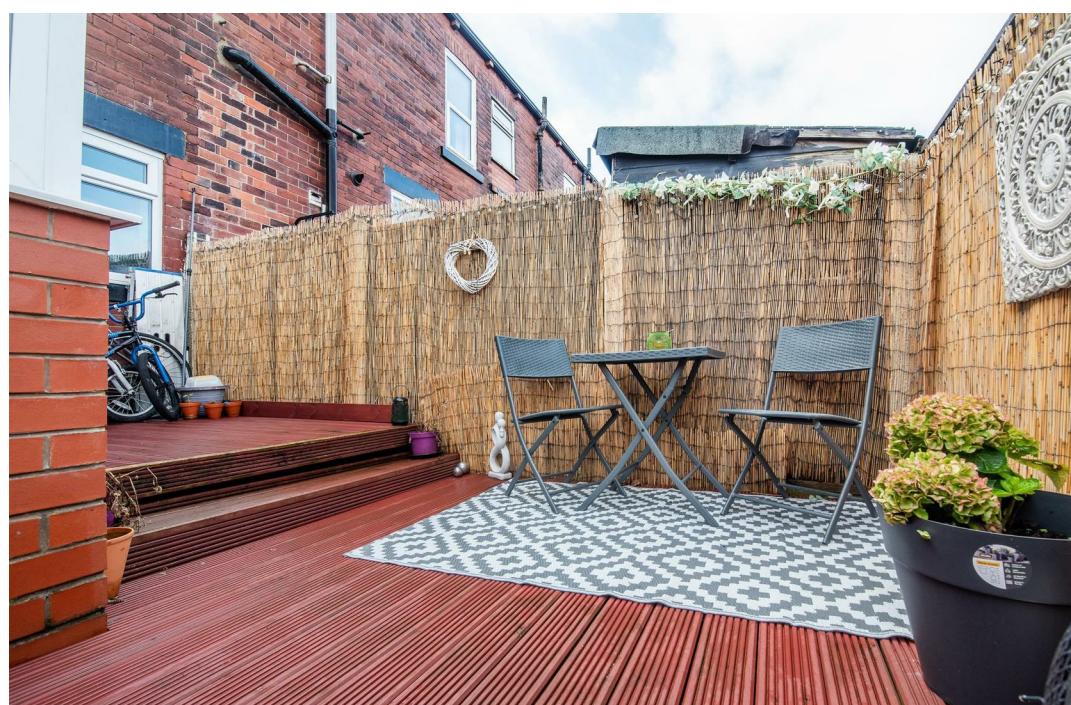






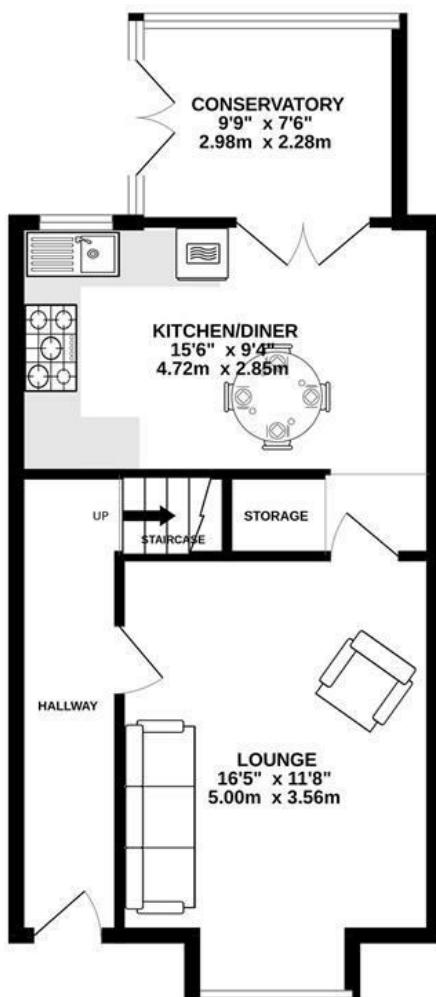




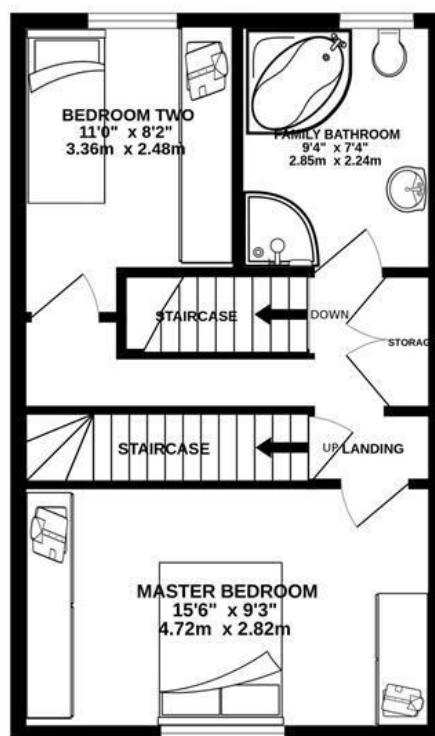


# BEN ROSE

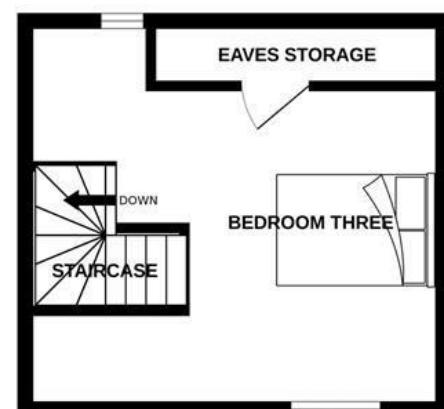
GROUND FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



2ND FLOOR  
223 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA : 1130 sq.ft. (105.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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