



**Bolton Road, Kearsley, Bolton, BL4 8NQ**

**Offers in the Region Of £215,000**

FOR SALE WITH NO ONWARD CHAIN! An extremely well presented, spacious 3 bedroom mid terraced home, located on Bolton Road in the Kearsley area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance vestibule and hallway, a spacious lounge with a feature living flame gas fire and surround, a superb modern fully fitted kitchen with an integrated gas hob, grill, oven, chrome extactor hood, a dining area/utility room, a modern Family bathroom (Ground Floor) with a basin, toilet and a walk in shower with a glass shower screen, plus a large rear yard with a decking area. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms (walk in wardrobe to the master bedroom) and 1 single bedroom, plus a modern Family bathroom with a 3 piece suite including a basin, toilet and a bath tub. Close by to the M60 and M62 motorway junctions, Kearsley Railway Station and local schools including Kearsley Academy. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. The EPC is ordered and will be live on the advert. Leasehold with 880 years left on the lease. 4.15 per annum ground rent.



## ACCOMMODATION

### **Entrance Vestibule** 4' 0" x 3' 5" (1.21m x 1.04m)

An entrance vestibule to the front of the property. Decorated in neutral colours with a tiled floor.

### **Entrance Hallway** 12' 2" x 3' 8" (3.71m x 1.12m)

The entrance hallway to the front of the property. Decorated in neutral colours with an oak wooden floor. Warmed by a gas central heated radiator.

### **Lounge** 14' 10" x 10' 11" (4.52m x 3.32m)

A spacious lounge to the front of the property. Comes with a feature living flame gas fire and surround. Plenty of space for modern furniture. Decorated in neutral colours with an oak wooden floor. A large double glazed bay window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Kitchen** 15' 9" x 12' 6" (4.8m x 3.8m)

A modern fully fitted kitchen with an integrated five burner hob, grill, oven, chrome extractor hood and a breakfast bar. Decorated in neutral colours with an oak wooden floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Dining Area/Utility Room** 9' 7" x 8' 4" (2.91m x 2.53m)

A dining area and utility room. Decorated in neutral colours with a patterned feature wall with an oak wooden floor. Fitted with a double glazed window and a pair of french doors to the side aspect.

### **Rear Yard**

A large rear yard with a patio area and a decking area (out of shot)

### **Master bedroom** 12' 10" x 14' 10" (3.9m x 4.52m)

A large Master bedroom to the front of the bedroom. Comes with a walk in wardrobe. (Out of shot). Decorated in neutral colours with a light grey coloured carpet. Fitted with 2 double glazed windows to the front aspect. Warmed by a gas central heated radiator.

### **Bedroom 2** 10' 8" x 10' 1" (3.26m x 3.07m)

A double sized bedroom to the rear of the property. Decorated in neutral colours with a patterned feature wall, with a grey coloured carpet. Space for fitted or free standing wardrobes. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Bedroom 3** 7' 10" x 8' 0" (2.40m x 2.44m)

A single sized bedroom to the rear of the property. Decorated in neutral colours with a patterned feature wall and a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Family Bathroom (Upper Floor)** 6' 0" x 5' 7" (1.84m x 1.71m)

A modern Family bathroom to the upper floor. Comes with a 3 piece suite in white, including a basin, toilet and a bath tub. Fully tiled walls in white and a vinyl patterned floor. A double glazed window is fitted to the side aspect. Warmed by a gas central heated radiator.





