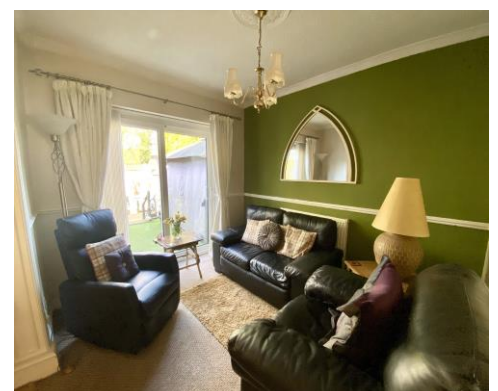




**Avon Road, Kearsley, Bolton, BL4 8PW**

**Offers in the Region Of £284,000**

**3 RECEPTION ROOMS! CONSERVATORY TO THE REAR! VERY LONG SPACIOUS GARDEN! FREEHOLD!**  
 A spacious 3/4 bedroom semi detached home located on Avon Road in the Kearsley area of Bolton in Greater Manchester. Situated in a quiet cul-de-sac position on a very popular estate. Briefly comprises of the following, an entrance porch, an entrance hallway, a useful downstairs W.C, 3 reception rooms with one currently utilised as a dining room, a fully fitted kitchen including a gas hob, grill, oven and an integrated fridge, a conservatory to the rear and a long spacious garden with multiple seating areas and storage sheds. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom (fully fitted wardrobes to the master bedroom) and a modern 4 piece family bathroom including a basin, toilet, bath tub and a shower cabinet. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. The EPC has been ordered and will be live on the advert soon. Close by to local schools, Kearsley Railway Station and the M60 and M62 motorway junctions.



## ACCOMMODATION

### **Entrance Hallway** 10' 2" x 10' 5" (3.10m x 3.17m)

A spacious L Shaped entrance hallway to the front of the property. Decorated in grey colorways with an oak wood laminate floor. Warmed by a gas central heated radiator.

### **Downstairs W.C** 5' 4" x 3' 0" (1.62m x 0.91m)

A useful downstairs W.C. (Off the entrance hallway). Comes with a vanity basin and a toilet in white.

### **Lounge** 13' 7" x 9' 8" (4.14m x 2.95m)

A good sized lounge to the rear of the property. Decorated in a patterned wallpaper with an oak wood laminate floor. A pair of double glazed french doors are fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Reception Room 2** 10' 6" x 9' 6" (3.20m x 2.9m)

A second reception room to the rear of the property. Decorated in green with a beige coloured carpet. Double glazed patio doors are fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Reception Room 3** 17' 6" x 9' 8" (5.34m x 2.94m)

A third reception room to the front of the property. Currently utilised as a dining room. Comes with a fireplace and surround. Decorated in neutral colours with a burgundy coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Kitchen** 10' 10" x 7' 9" (3.30m x 2.37m)

A fully fitted kitchen to the front of the property. Comes with a gas hob, grill, oven and an integrated fridge. Decorated in green with a cream tiled floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Conservatory** 14' 1" x 9' 9" (4.3m x 2.96m)

A double glazed conservatory with a glass roof, to the rear of the property. Decorated in green with a beige tiled floor.

### **Rear Garden** 48' 9" x 28' 3" (14.85m x 8.62m)

A very spacious garden to the rear. Comes with multiple seating areas and storage sheds.

### **Master bedroom** 12' 2" x 8' 0" (3.7m x 2.44m)

A double sized Master bedroom to the front of the property. Comes with fully fitted wardrobes across the right hand side wall. Decorated in pink with a light pink carpet. A double glazed window is fitted to the front aspect.

### **Bedroom 2** 10' 6" x 9' 3" (3.2m x 2.83m)

A second double sized bedroom to the rear of the property. Decorated in light grey with a light grey carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Bedroom 3** 8' 0" x 8' 2" (2.45m x 2.48m)

A single sized bedroom to the rear of the property. Decorated in light grey with a light grey carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.



**Family Bathroom** 9' 10" x 8' 6" (3.0m x 2.60m)

A modern 4 piece Family bathroom to the front of the property. Comes with a basin, toilet, bath tub and a shower cabinet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.



# Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

