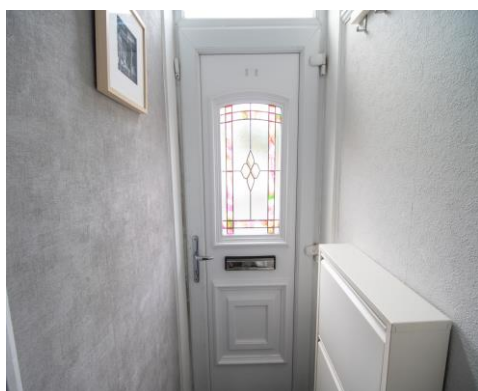




Ivy Grove, Kearsley, Bolton, BL4 8DE

£155,000

A well presented 2 bedroom mid terraced property, located on Ivy Grove in the Kearsley area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance vestibule, a spacious lounge with plenty of space for modern furniture, a modern kitchen with a centre island, including an integrated electric hob, oven and a chrome extractor hood, with a good sized low maintenance rear yard with a wooden garden shed. To the upper floor you will find 2 bedrooms, a spacious double sized Master bedroom and one single bedroom, plus a modern Family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath and a glass shower screen. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Close by to local shops, supermarkets, schools and the M60 motorway junction. Leasehold property with 907 years left on the lease. 2 pounds per annum ground rent. The EPC has been ordered and will be live on the advert soon.



ACCOMMODATION

Entrance vestibule 3' 7" x 3' 3" (1.10m x 1.0m)

The entrance vestibule to the front of the property. Decorated in white and grey with a dark grey coloured carpet. A double glazed entrance door is fitted to the front aspect. Warmed by a gas central heated radiator.

Lounge 13' 6" x 13' 7" (4.12m x 4.15m)

A spacious lounge to the front of the property. Plenty of space for modern furniture to fit easily. Decorated in greys and white with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 13' 9" x 13' 8" (4.2m x 4.17m)

A modern fully fitted kitchen in white, with contrasting grey worktops. Comes with a centre island and an integrated electric hob, oven and a chrome extractor hood. Plumbed in for a washing machine with space for a tall fridge freezer. Decorated in white with a grey wood laminate floor. A double glazed window and entrance door are fitted to the rear aspect. Warmed by a gas central heated radiator.

Rear Yard 16' 8" x 14' 4" (5.08m x 4.38m)

A low maintenance yard to the rear including a wooden garden shed.

Master bedroom 13' 5" x 13' 6" (4.1m x 4.11m)

A spacious double sized Master bedroom to the front of the property. Decorated in white with a grey coloured carpet. Space for fitted or free standing wardrobes. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 9' 9" x 9' 1" (2.96m x 2.78m)

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

Family Bathroom 7' 9" x 4' 9" (2.36m x 1.45m)

A modern Family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath and a glass shower screen. Fully tiled walls and flooring. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



