

173 Manchester Road, Kearsley

Offers Over £180,000

Miller Metcalfe
Every step of the way

173 Manchester Road

Kearsley, Bolton

FULLY RENOVATED THROUGHOUTNO ONWARD CHAIN***REAR GARDEN***MODERN FITTED KITCHEN*** Located on the highly sought-after Manchester Road in Kearsley, this delightful two-bedroom home is perfect for first-time buyers or small families. The property is ideally situated, with a range of local amenities at your doorstep, including shops, supermarkets, cafes, and restaurants. The area boasts excellent transport links, including nearby bus routes and train stations, making commuting to surrounding areas effortlessly. Upon entering the property, you are welcomed into a Vestibule which leads to a spacious and bright living room which opens to a modern fitted dining kitchen. To the rear, a convenient utility room and guest wc. Upstairs, the generously sized master bedroom. The second bedroom, ideal as a single or guest room, enjoys lovely views of the surrounding area. The first floor is completed by a three-piece family bathroom. Outside there is a garden area to the front and an enclosed rear garden. Beyond the rear of the property lies a patch of land which could offer a tranquil outdoor space.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D













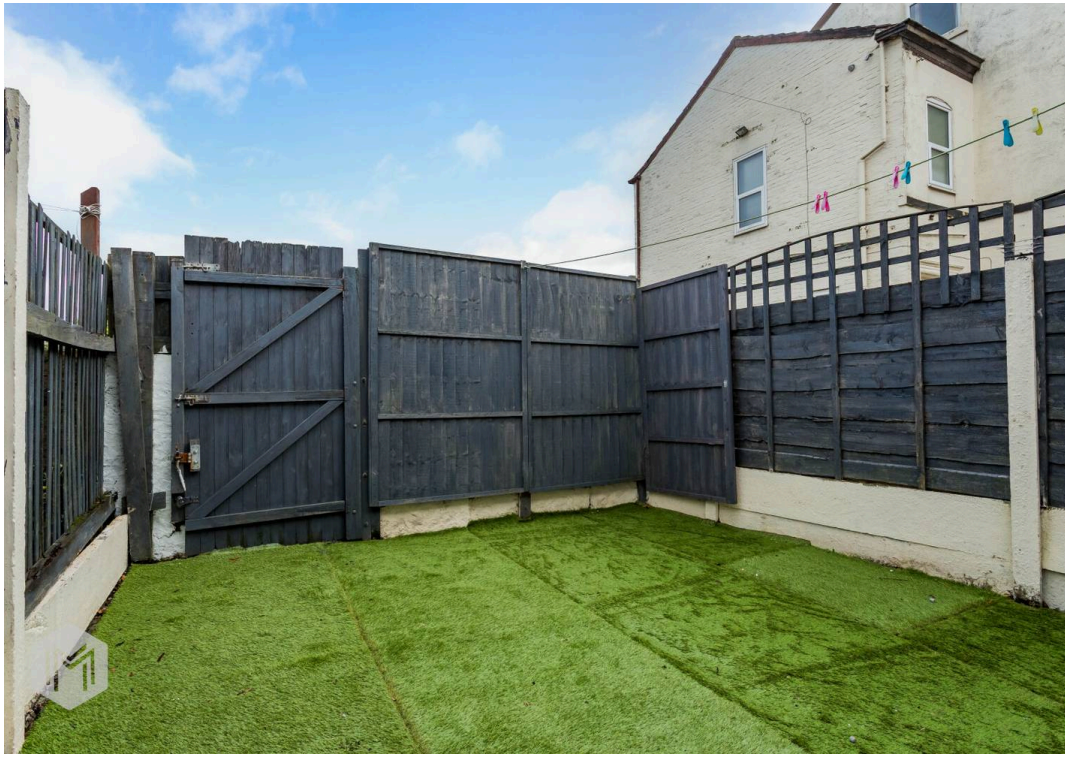






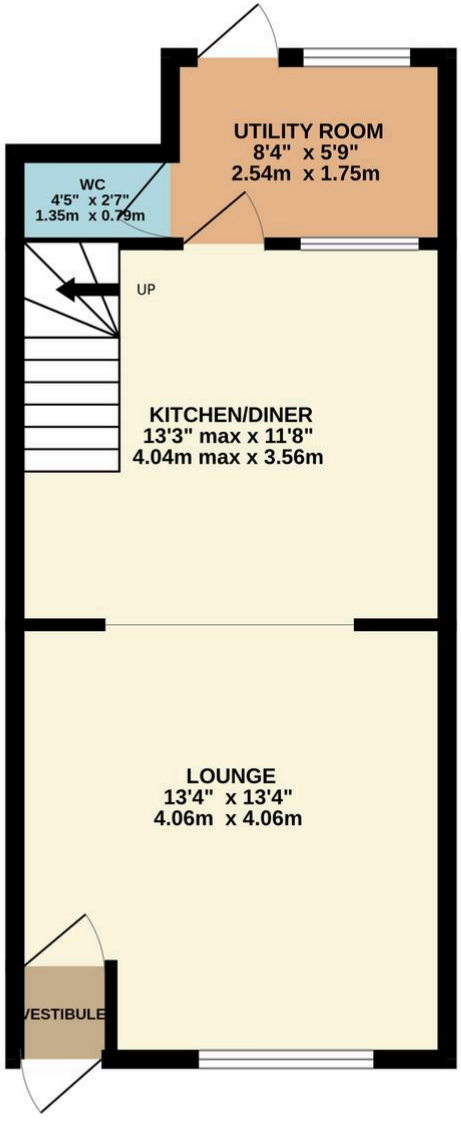




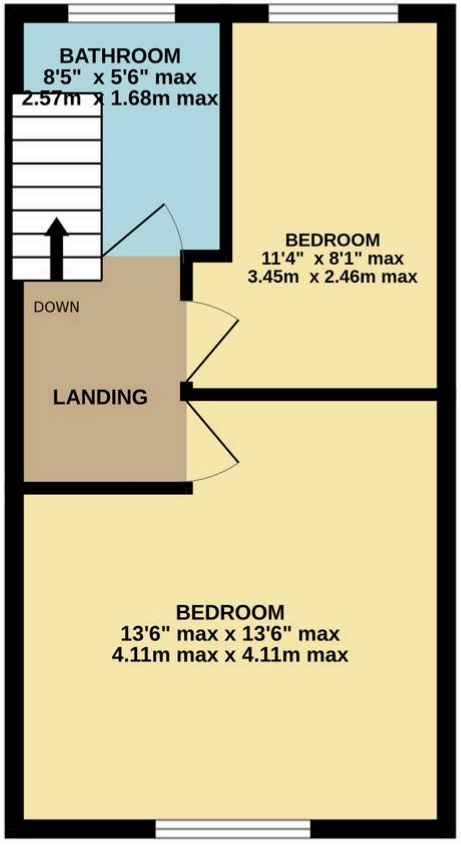




GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.0 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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Miller Metcalfe Bolton

Miller Metcalfe, 2-10 Bradshawgate - BL1 1DG

01204 535353 • bolton@millermetcalfe.co.uk • millermetcalfe.co.uk/

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