



41 Lord Street, Kearsley

Offers Over £160,000

**Miller Metcalfe**  
*Every step of the way*

## 41 Lord Street

Kearsley, Bolton

\*\*\*IDEAL FIRST TIME BUY OR INVESTOR PURCHASE\*\*\*

Situated in a popular area of Kearsley, within close proximity of schools, amenities and major motorway and commuting links to Manchester City Centre, Trafford Park, Salford Quays and Media City, stands this well presented, extended two bedroom property.

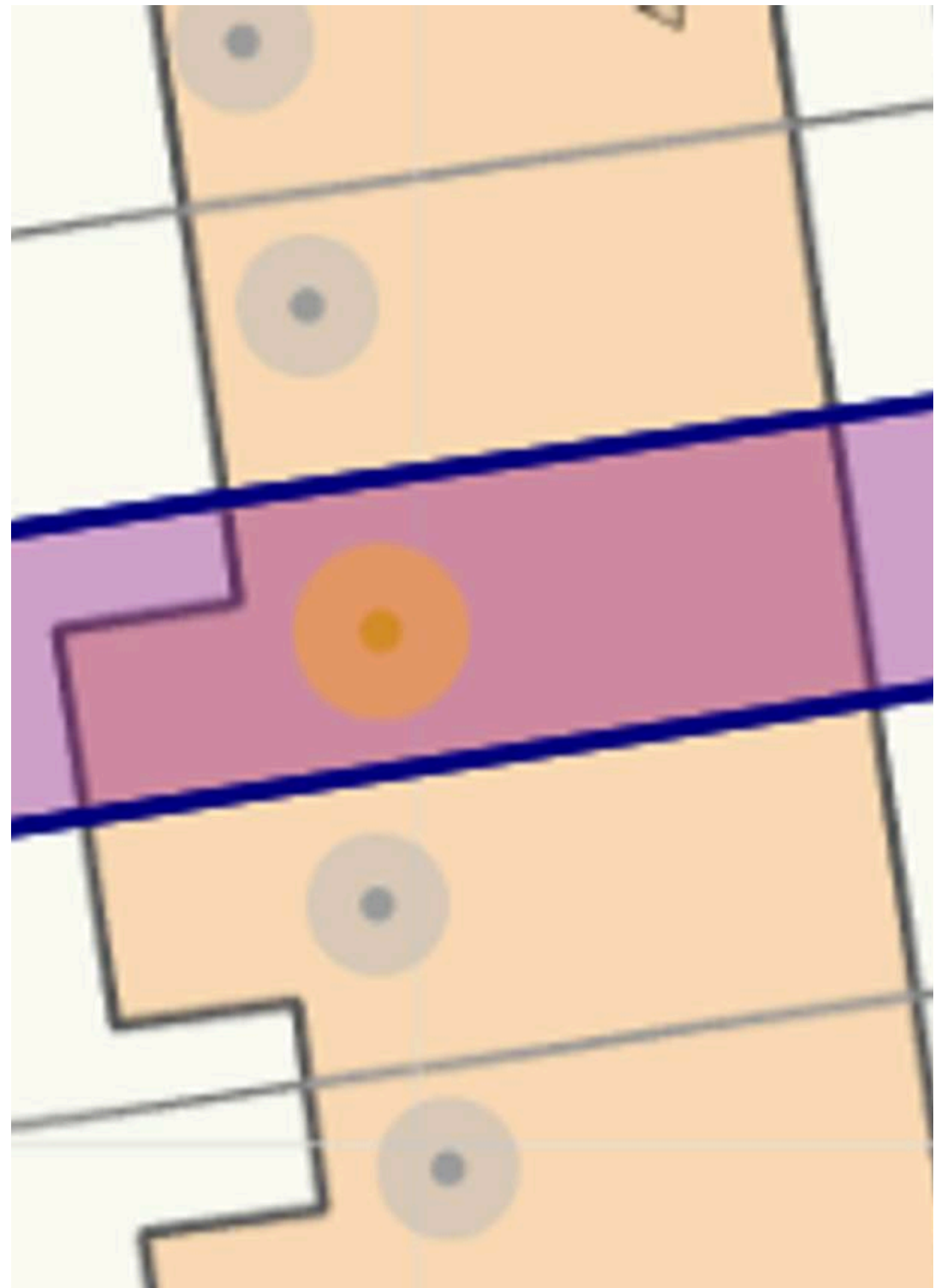
Comprising briefly; Vestibule, open plan lounge/dining room, fitted kitchen. Rising to the first floor are two bedrooms, and a three piece shower room. The property also benefits from a converted loft space. Outside the property is garden fronted with an enclosed rear yard. The property is heated by a gas central heating system and is double glazed. Internal viewing is essential.

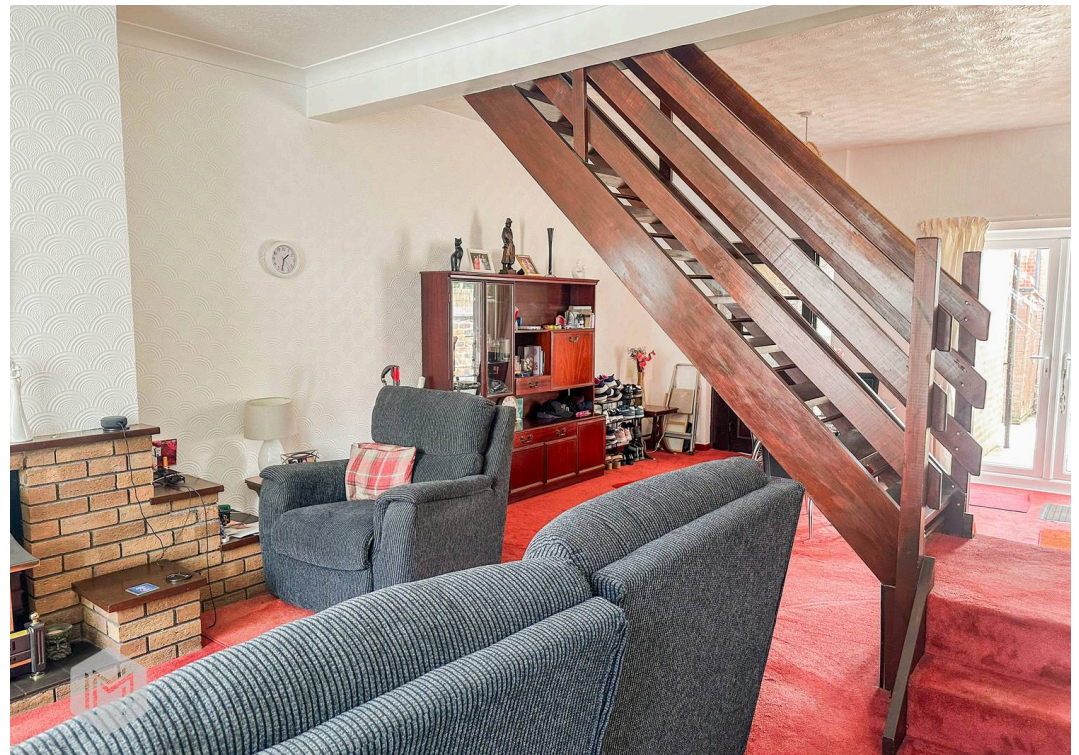
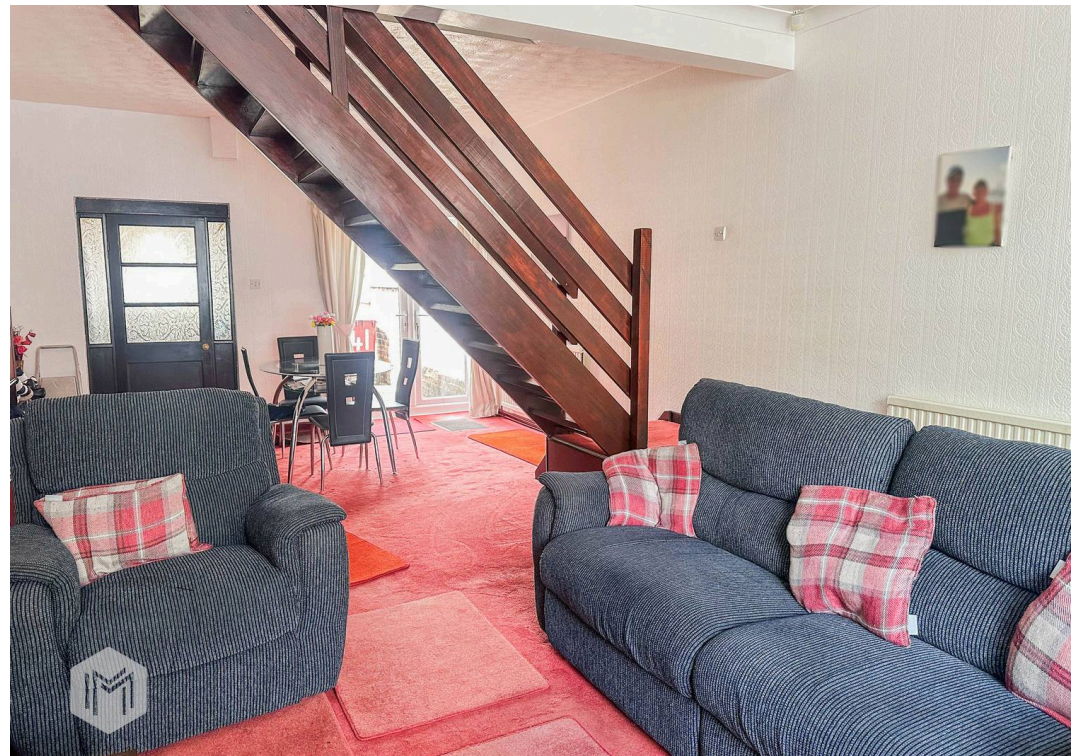
Council Tax band: A

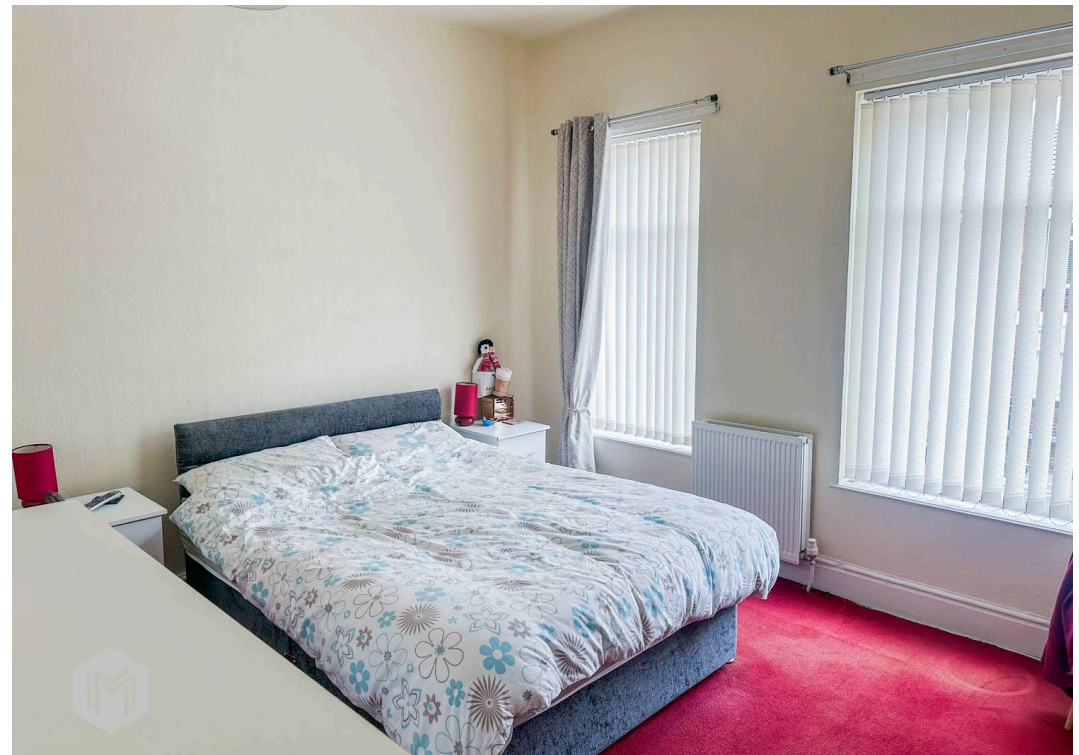
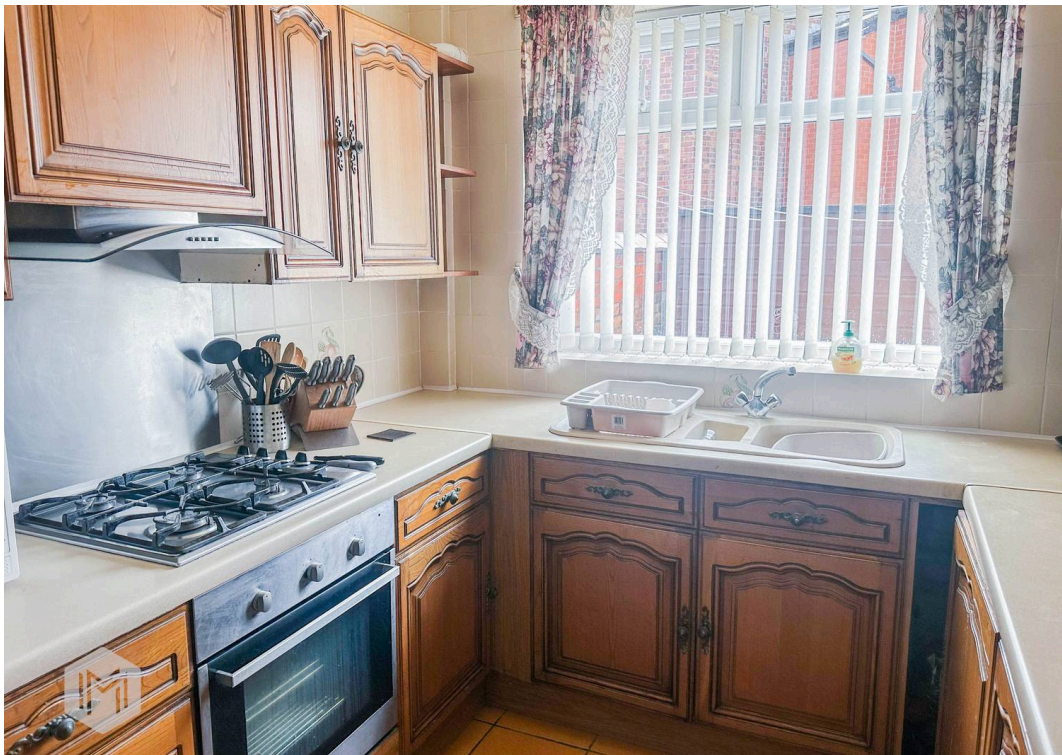
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

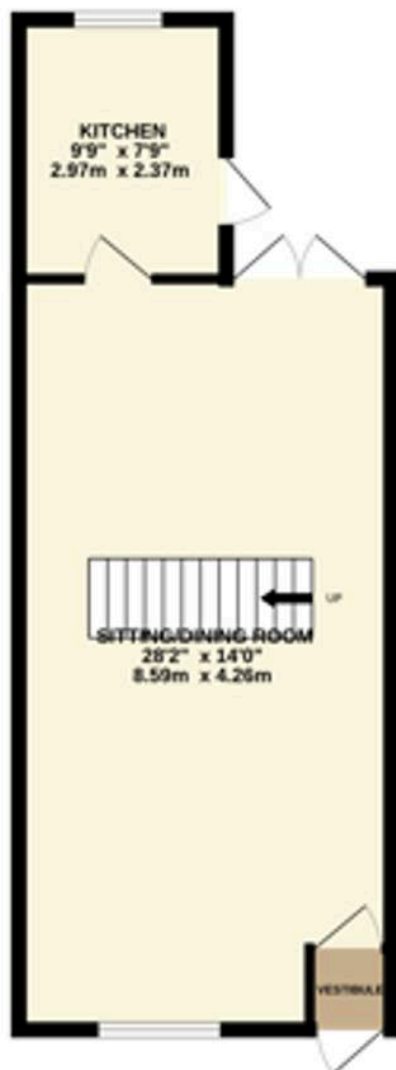




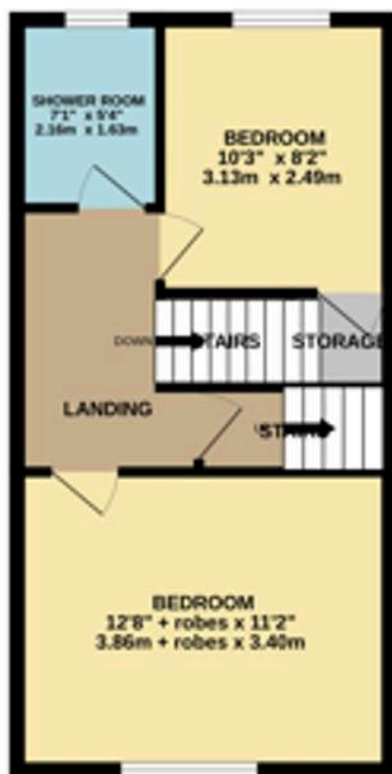




GROUND FLOOR  
470 sqft (43.6 sq.m.) approx.



1ST FLOOR  
304 sqft (28.0 sq.m.) approx.



2ND FLOOR  
216 sqft (20.1 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.3 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.  
Made with letroplan 02025



## Miller Metcalfe Bolton

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