



5 Alfred Street, Kearsley
£160,000

Miller Metcalfe
Every step of the way

5 Alfred Street

Kearsley, Bolton

DECEPTIVELY SPACIOUSTWO RECEPTION ROOMS***EXTENDED KITCHEN***TWO BEDROOMS** 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. Internal viewing advised to appreciate the accommodation on offer. Enjoying spacious rooms, the property would ideally suit a professional couple, young family or first time buyer. Comprising briefly; entrance porch, vestibule, lounge, dining room and an extended fitted kitchen with guest wc/utility area to the rear. Rising to the first floor are two bedrooms and a three piece bathroom suite. Outside the property is garden fronted with an enclosed rear yard. The property also benefits from an open aspect to the front.

Council Tax band: A

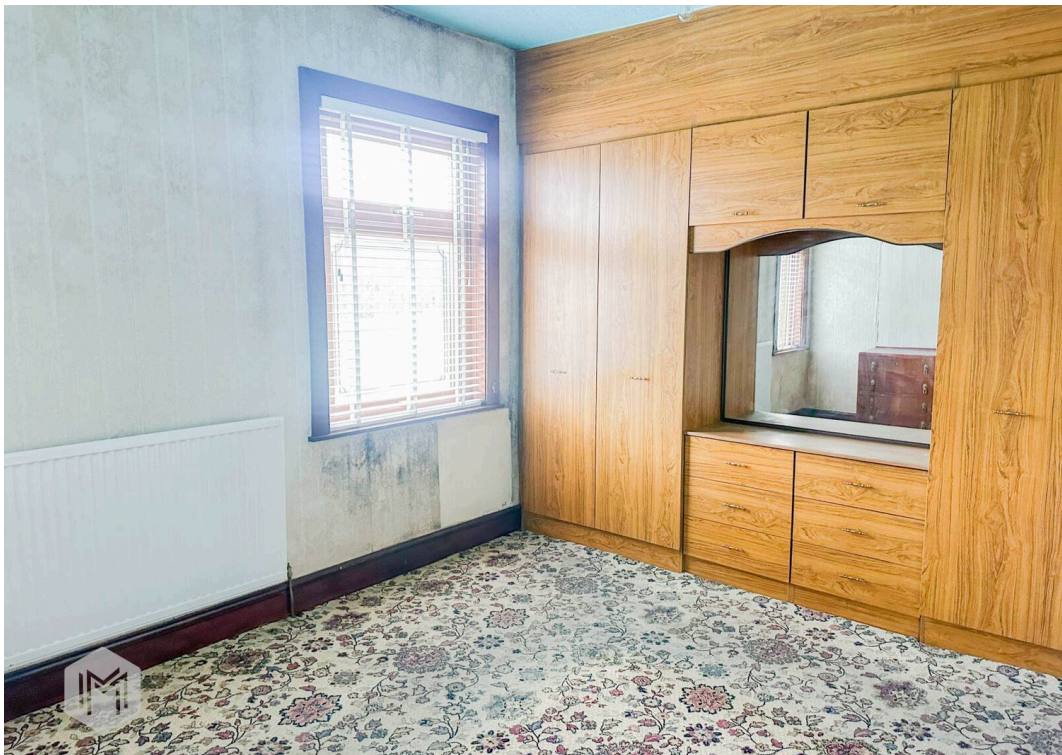
Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

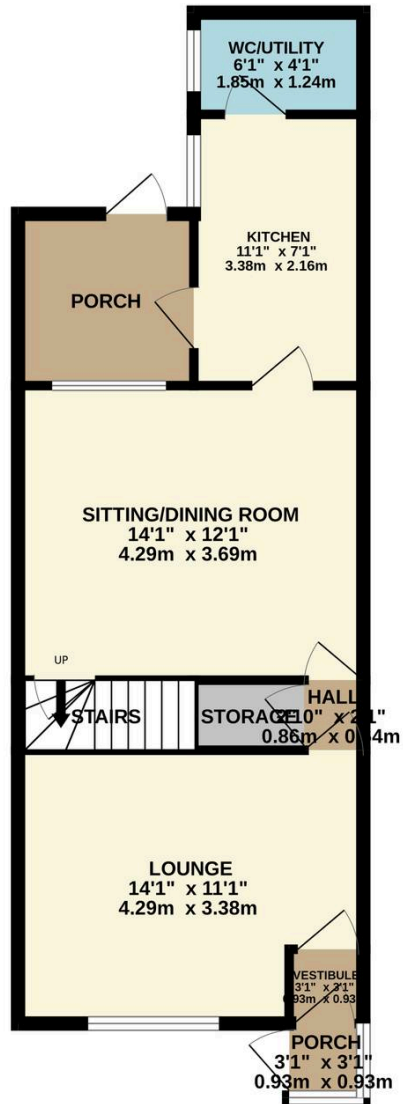




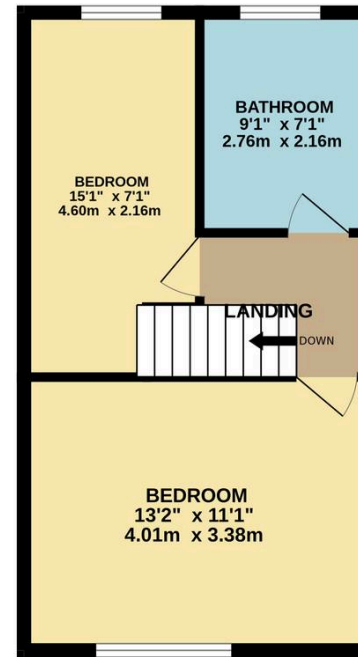




GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 911 sq.ft. (84.6 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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