



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Manchester Road, Bolton, BL4 8SA

### Offers Over £180,000

AN IMPRESSIVE SEMI DETACHED PROPERTY

Nestled on Manchester Road in the charming area of Kearsley, Bolton, this impressive semi-detached house presents an excellent opportunity for those seeking a comfortable and spacious home. The property boasts generous living spaces, including two well-proportioned double bedrooms, a spacious lounge, and an inviting open-plan kitchen diner, perfect for both entertaining and family gatherings.

Adding to the appeal is a delightful conservatory that provides a lovely spot to relax and enjoy the views of the garden. The property is complemented by gardens to both the front and rear, offering ample outdoor space for children to play or for gardening enthusiasts to cultivate their green fingers.

Situated in a highly desirable location, this home is conveniently close to essential commuter links, bus routes, local schools, and various amenities, making it an ideal choice for small families or couples. The combination of space, location, and potential makes this property a truly remarkable investment opportunity that should not be missed. Whether you are looking to settle down or invest, this house is sure to meet your needs and exceed your expectations.

Manchester Road, Bolton, BL4 8SA

Offers Over £180,000



- Immaculate Semi Detached Property
- Fitted Kitchen
- On Street Parking
- EPC Rating D
- Two Bedrooms
- Complete Blank Canvas
- Tenure Freehold
- Three Piece Bathroom Suite
- Neutral Decoration Throughout
- Council Tax Band A

**Ground Floor**

**Entrance Porch**  
4'11 x 3'4 (1.50m x 1.02m )

**Hall**  
3'8 x 3'3 (1.12m x 0.99m )

**Reception Room**  
13'1 x 12'6 (3.99m x 3.81m )

**Kitchen**  
12'6 x 8'5 (3.81m x 2.57m )

**Conservatory**  
9'8 x 8'10 (2.95m x 2.69m)

**WC**  
5'4 x 2'10 (1.63m x 0.86m)

**First Floor**

**Landing**  
7'0 x 6'3 (2.13m x 1.91m )

**Bedroom One**  
16'0 x 10'0 (4.88m x 3.05m)

**Bedroom Two**  
11'9 x 9'4 (3.58m x 2.84m)

**Bathroom**  
6'3 x 5'11 (1.91m x 1.80m)



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