



STATION ROAD, KEARSLEY, BL4 8ED



- Attractive mid terraced house
- Deceptively spacious & well presented
- Ideal family home or 1st time purchase
- 2 reception rooms, 3 bedrooms
- Master bedroom with en suite
- Close to railway station & motorway
- Good local amenities
- Viewing highly recommend



Offers in Excess of £195,000

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates

**BURY**

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)



An opportunity to purchase this attractive three bedroom mid terraced house, which is tucked away, in a popular and convenient location, walking distance to the railway station perfect for commuters. The property is deceptively spacious and is very well presented. This is a lovely family home and would also make an ideal first time purchase. There are good local amenities, also the motorway network is close by. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) The accommodation briefly comprises Entrance hall, lounge, separate dining room and a modern recently fitted Magnet kitchen with integrated appliances. Upstairs there are three bedrooms (2 doubles) and a bathroom. The master bedroom has an en suite shower room. Outside there is a garden to the front and a yard to the rear. The property also benefits from uPVC double glazing and gas central heating. The property is within walking distance of scenic walks and Stoneclough village.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

uPVC double glazed front door leading to

**Entrance hall:** Coving to the ceiling, staircase to the landing.

**Lounge:** 14' 4" x 12' 2" (4.37m x 3.71m) uPVC double glazed bay window, front aspect, radiator below open to

**Dining room:** 13' 5" x 12' 11" (4.09m x 3.93m) uPVC double glazed French doors rear yard aspect, radiator.

**Kitchen:** 13' 10" x 8' 10" (4.21m x 2.69m) 2 uPVC double glazed windows and a door, rear aspect, Belfast sink with mixer tap, built in oven and grill, gas burner hob, integrated dishwasher and a fridge freezer, radiator recess display lighting beneath the wall units, built in under stairs storage cupboard.

**Landing:** Access to the loft, doors lead to

**Bedroom 1:** 16' 10" x 12' 4" (5.13m x 3.76m) 2 uPVC double glazed windows front aspect, radiator.

**En suite:** 10' 4" x 3' 8" (3.15m x 1.12m) Shower cubicle, close coupled WC, wash basin with mixer tap, chrome plated towel rail, part tiling to the walls, inset spotlights, extractor fan.

**Bedroom 2:** 10' 4" x 8' 10" (3.15m x 2.69m) uPVC double glaze window rear aspect, radiator below.

**Bedroom 3:** 8' 4" x 8' 1" (2.54m x 2.46m) uPVC double window, rear aspect, radiator below.

**Bathroom:** 5' 4" x 4' 11" (1.62m x 1.50m) uPVC frosted double glazed window, rear aspect, modern white suite comprising, enclosed bath with mixer tap and a shower attachment, close coupled WC, wash basin with mixer tap, part tiling to the walls, radiator.

**Outside:** To the front a gate gives access to a paved garden. To the rear there is a paved yard and a wooden gate gives access to a separate patio area, with an 'Astro turf' style surface. and. a wooden gate gives access to the rear lane.

**Viewings:** Please contact Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research indicates the property is Leasehold, 999 years (less 10 days) from 28 July 1897

**Council tax:** Cardwells estate agents Bolton research indicates the property is band B annual cost of £1763

**Flood risk information:** Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

**Conservation area:** Cardwells estate agents Bolton research indicates the property is not in a conservation area.

**Thinking of selling or letting in Bolton:** If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

**Arranging a mortgage:** Cardwells Estate Agents Bolton can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**Disclaimer:** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly

by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

