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**TRENT WAY, KEARSLEY, BL4 8PR**



- Semi Detached
- Extended and refurbished
- Ready to move into
- Bi fold doors
- Open plan kitchen/dining/family rm
- Separate lounge and utility
- Three first floor bedrooms
- New bathroom, boiler, rewire



**£325,000**

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Located in a popular area this stunning and sizable three bedroom property has undergone a major refurbishment program which together with extensions has created a stunning and sizable family home which should be viewed to fully appreciate the size and standard of accommodation on offer. The accommodation is well thought out, finished to a high standard and briefly comprises entrance porch with tiled floor. Entrance hall with storage. Lounge with focal fireplace. A fabulous open plan family room, dining, kitchen, utility room, guest W.C. Three bedrooms and bathroom with three piece suite. Available with no onward chain delay and allowing the purchases to personalise with their own flooring, early viewing is advised which in the first instance can be via our virtual viewing video and then in person by calling Cardwells Estate Agents Bolton on 01204 381281 emailing [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or online [@cardwells.co.uk](https://www.cardwells.co.uk)

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

**Entrance porch:** Composite door to the side elevation leading into the porch. Double glazed windows to the front and side elevations. Tiled floor. Radiator.

**Entrance hall:** Radiator. Alarm panel. Door to storage cupboard housing the central heating boiler.

**Lounge:** 0' 0" x 0' 0" (0.00m x 0.00m) Double glazed window to the front elevation. Two radiators. Electric fire.

**Open plan dining /kitchen/family area:** 17' 5" x 9' 10" (5.3m x 3.0m) Bifold doors to the rear elevation with large skylight. Double glazed window to the side elevation. Laminate floor. The kitchen area has a range of grey fronted base units with contrasting work surfaces and matching wall mounted cabinets. The island has an inset sink and drainer together with a breakfast bar. Integrated fridge freezer and dishwasher. Under stairs storage. Stairs lead off to the first floor landing.

**Utility room:** 6' 7" x 6' 7" (2.0m x 2.0m) Double glazed window to the side elevation. Range of white base units with contrasting work surfaces and matching wall mounted cabinets. Insert 1 1/2 bowl sink and drainer. Plumbed for washing machine and dryer. Modern central heating radiator. Tiled floor.

**Guest w.c:** 4' 11" x 2' 7" (1.5m x 0.8m) Double glazed window to the side elevations. Dual flush WC and hand wash basin. Radiator.

**First floor landing:** Stairs lead off the family room to the first floor landing. Double glazed window to the side elevation.

**Bedroom 1:** 12' 10" x 9' 4" (3.9m x 2.85m) Double glazed window to the rear enjoying views over the garden and Woodland beyond. Radiator.

**Bedroom 2:** 11' 6" x 8' 2" (3.5m x 2.5m) Double glazed window to the front television. Radiator.

**Bedroom 3:** 11' 6" x 8' 2" (3.5m x 2.5m) Double glazed window to the front television. Radiator. Access to the eaves storage.

**Bathroom:** Double glazed window to the rear elevation. Three-piece suite comprising bath with shower and screen over, vanity sink unit with storage, dual flush WC. Modern central heating radiator. Tiled floor.

**Outside:** Externally the front of the property enjoys a garden area with planted borders and block paved driveway extending around the side of the property onto the detached garage. The rear has a flagged patio leading down to a further garden area with shrub planted sections, lawn, outhouse, and shed. There are attractive views beyond.

**Tenure:** Cardwells estate agents Bolton research indicates the property is Freehold.

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

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

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

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