BOLTON PROPERTIES

St. Kilda Avenue, Kearsley, Bolton, BL4 8JB **Offers in the Region Of £175,000**

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! A well presented 3 bedroom semi detached home, with a driveway and a large rear garden, located on St Kilda Avenue in the Kearsley area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance lobby, a spacious lounge, a fully fitted kitchen in grey with an integrated gas hob, electric oven and an extractor hood, a downstairs W.C and a very spacious garden to the rear. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, plus a family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Close by to a number of local schools including Kearsley Academy. Offers excellent transport links to Bolton and Manchester City Centre. The local train station is within walking distance and only a short journey by car to the M60 motorway junction. EPC is Band D. Leasehold property with 46 years left on the lease. (The vendor is currently looking into the process of buying the lease out to make it freehold before completion). Ground

ACCOMMODATION

Lounge *13' 9" x 15' 0" (4.2m x 4.57m)*
A spacious lounge to the front of the property. Decorated in white and washed red, with a light grey carpet. A large double glazed window is fitted to the front aspect. Plenty of space for modern furniture to fit easily. Warmed by a gas central heated radiator.

Kitchen *9' 0" x 12' 6" (2.75m x 3.81m)*
A fully fitted to the rear in grey with an integrated gas hob, electric oven and an extractor hood. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Downstairs W.C *5' 0" x 2' 11" (1.53m x 0.9m)*
A useful downstairs water closet to the rear of the property.

Rear Garden
A very spacious garden to the rear, with a decking area, lawn and garden shed.

Master bedroom *12' 6" x 11' 10" (3.8m x 3.61m)*
A double sized master bedroom to the front of the property. Decorated in neutral colours with a light carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 *10' 11" x 7' 11" (3.34m x 2.41m)*
A second double sized bedroom to the rear of the property. Decorated in neutral colours with a patterned feature wall and a blue carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 *12' 6" x 6' 7" (3.8m x 2.0m)*
A single sized bedroom to the front of the property. Decorated in neutral colours with a light grey carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

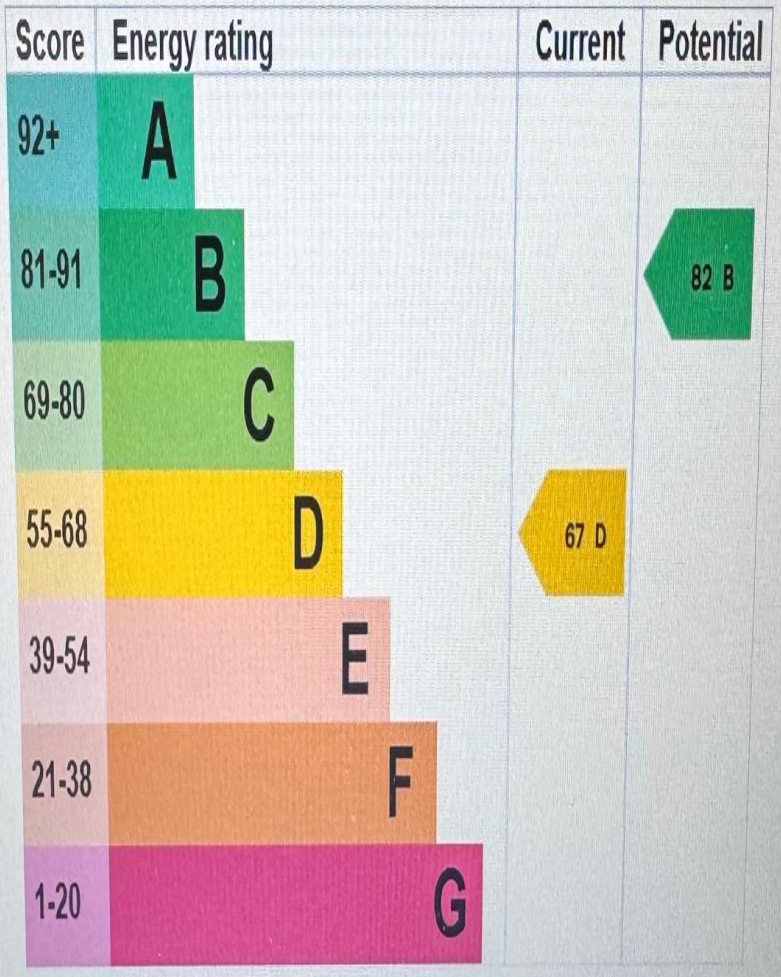
Family Bathroom *9' 10" x 5' 4" (3.00m x 1.62m)*
A modern family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Office 7 105/107 Market Street, Bolton, BL4 7NS
Tel: 01204576666 Email: sales@boltonproperties.co.uk
www.boltonproperties.co.uk

Energy rating and score

This property's energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.