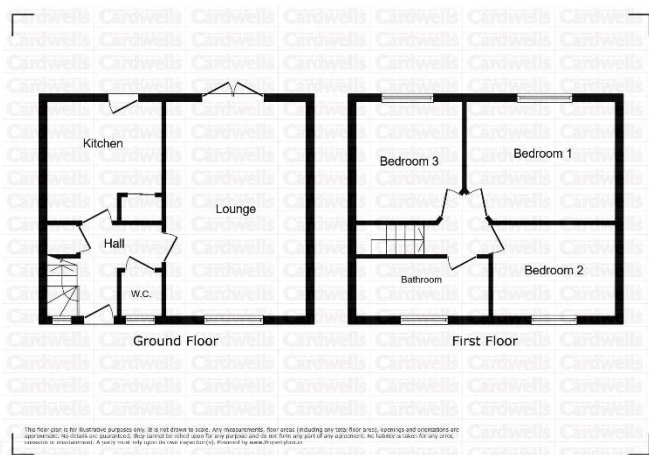
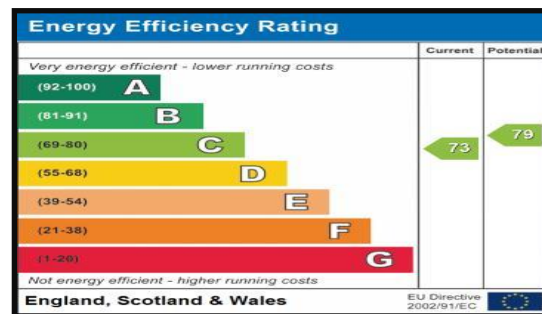




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KINGSWAY, KEARSLEY, BL4 8LE



- Three-bedroom semi-detached home
- No upward chain
- Modern fitted kitchen
- Contemporary family bathroom
- Convenient guest WC
- Spacious and well-presented accommodation
- Generous drive with ample off-road parking
- Attractive enclosed rear garden



£229,950

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Incorporating: Wright Dickson & Catlow, WDC Estates

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No Upward Chain | Three Bedrooms | Modern Kitchen & Bathroom | Generous Driveway | Guest WC | Attractive Rear Garden
Situating in a popular and well-established residential area of Kearsley, this well-presented three-bedroom semi-detached home offers spacious accommodation throughout and is available with the added benefit of no upward chain, making it an excellent opportunity for first-time buyers, growing families and investors alike. The accommodation briefly comprises, a welcoming entrance hallway, a bright and comfortable lounge/dining room a modern fitted kitchen with ample storage and workspace, together with a convenient guest WC. To the first floor are three well-proportioned bedrooms and a stylish modern family bathroom with a white suite. Externally, the property benefits from a generous driveway providing ample off-road parking. To the rear is a lovely enclosed low maintenance garden, offering an ideal space for outdoor dining, entertaining and family enjoyment. Ideally positioned close to a range of local shops, schools and everyday amenities, the property also benefits from excellent transport connections, including Kearsley Train Station and easy access to the M61 motorway network, making it perfect for commuters travelling across Greater Manchester and beyond. To arrange a viewing please contact Cardwell's estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door.

Entrance hall: uPVC frosted double glazed window front aspect, radiator, cloaks area, staircase to the landing, built in under stairs storage cupboard doors lead to

WC: uPVC frosted double glazed window front aspect, close coupled WC, part tiling to the walls, extractor fan.

Lounge dining room: 10' 8" x 18' 0" (3.25m x 5.48m) uPVC double glazed French doors, rear garden aspect, uPVC double glazed window front aspect, radiator below, feature fireplace incorporating an electric fire with a tiled inner surround and a wooden mantle surround, two radiators.

Kitchen: 9' 10" x 6' 10" (2.99m x 2.08m) uPVC double glazed window and door rear garden aspect, range of modern fitted wall and base units with complementary working surfaces and tiled splashbacks, sink unit with mixer tap, built in oven, four ring gas burner hob with a concealed extractor hood above, space for a washing machine, tiled floor, radiator.

Landing: Access to the loft, doors lead to

Bedroom 1: 10' 8" x 10' 4" (3.25m x 3.15m) uPVC double glazed window rear garden aspect, radiator below.

Bedroom 2: 10' 7" x 7' 4" (3.22m x 2.23m) uPVC double glazed window rear aspect, radiator.

Bedroom 3: 10' 0" x 8' 3" (3.05m x 2.51m) uPVC double glazed window front aspect, radiator.

Bathroom: 9' 8" x 4' 6" (2.94m x 1.37m) uPVC frosted double glazed window window front aspect, modern White suite comprising, shower cubicle, wash basin with mixer tap, close coupled WC, tiling to the walls, radiator.

Outside: To the front there is a gated block paved driveway/garden, with feature plants and tree displays aside. A wooden gate gives access along the side elevation to the rear garden. To the rear there is an Indian stone paved patio with an 'Astroturf' style grass surface with feature tree and plant displays. A further paved patio can be found at the bottom of the garden. There is also an integral built in storage room to the rear elevation.

Viewings: Please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

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

Council tax: Cardwells estate agents Bolton research indicates the property is band A annual cost of £1600 per annum

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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: 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 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 or visiting: www.Cardwells.co.uk

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