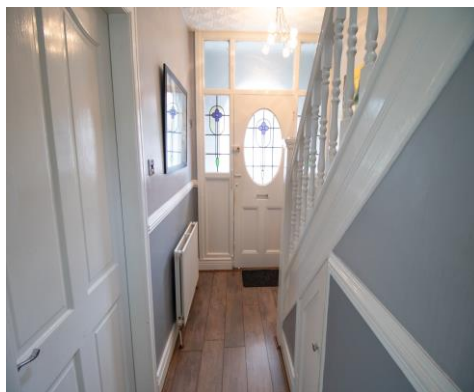




Highfield Street, Kearsley, Bolton, BL4 8NP

£299,950

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! 4 BEDROOMS, 3 RECEPTION ROOMS! 2 FAMILY BATHROOMS! An extremely well presented 4 bedroom extended semi detached home with a driveway and a very spacious rear garden, located on Highfield St in the Kearsley area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance porch and hallway, a spacious lounge with a feature living flame gas fire and surround, a second reception room with a feature living flame gas fire and surround, an open plan reception 3, a very spacious fully fitted kitchen including an integrated electric hob, grill, oven, fridge freezer and washing machine, an open plan dining area with space for a large dining table and chairs, a double sized bedroom with fully fitted wardrobes (ground floor), a modern Family bathroom including a vanity basin, toilet and a shower cabinet (ground floor), plus a spacious landscaped rear garden including a decking area, large grass lawn and a garden shed. To the upper floor you will find a further 3 bedrooms, 2 double sized bedrooms and 1 single bedroom (fully fitted wardrobes included with the 2 double bedrooms) and a modern Family bathroom



ACCOMMODATION

Entrance Porch 4' 3" x 7' 1" (1.3m x 2.15m)

The entrance porch to the front of the property. Fitted with a double glazed entrance door and windows.

Entrance Hallway 12' 10" x 6' 1" (3.92m x 1.86m)

The entrance hallway to the front of the property. Decorated in light grey with a dark oak wooden floor. Warmed by a gas central heated radiator.

Lounge 12' 3" x 12' 6" (3.74m x 3.82m)

A spacious lounge to the front of the property. Comes with a feature inset living flame gas fire and surround. Plenty of space for modern furniture. Decorated in neutral colours with a light oak wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Reception Room 2 12' 5" x 12' 4" (3.78m x 3.76m)

A spacious reception room to the rear of the property, with a feature living flame gas fire and surround. Decorated with a patterned wallpaper with a mid oak wood laminate floor.

Reception Room 3 9' 3" x 11' 8" (2.82m x 3.55m)

An open plan reception room to the rear of the property. Decorated in light blue with a light grey wood laminate floor. Fitted with a pair of double glazed french doors to the rear aspect.

Kitchen 16' 11" x 16' 2" (5.15m x 4.93m)

A very spacious modern fully fitted kitchen including an integrated electric hob, grill, oven, fridge freezer and a washing machine. Fitted with a double glazed window and an entrance door to the rear aspect.

Dining Area

An open plan dining area with space for a large dining table and chairs. (Within the kitchen)

Family bathroom (ground floor) 4' 11" x 6' 4" (1.5m x 1.93m)

A modern Family bathroom to the ground floor, including a vanity basin, toilet and a shower cabinet.

Bedroom 4 (Ground Floor) 10' 4" x 8' 8" (3.15m x 2.63m)

A double sized bedroom to the ground floor. Comes with fully fitted wardrobes. Decorated in neutral colours with an oak wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Rear Garden 36' 1" x 29' 4" (11.0m x 8.94m)

A spacious landscaped garden to the rear, including a decking area, patio area, a large grass lawn and a garden shed.

Master bedroom 13' 9" x 10' 6" (4.20m x 3.2m)

A spacious Master bedroom to the front of the property. Comes with fully fitted cream high gloss wardrobes. Decorated in neutral colours with a light grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.



Bedroom 2 10' 2" x 12' 4" (3.1m x 3.75m)

A double sized bedroom to the rear of the property. Comes with fully fitted wardrobes in medium oak. Decorated in neutral colours with an aqua blue coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 8' 10" x 6' 8" (2.7m x 2.03m)

A single sized bedroom to the front of the property. Decorated in blue with decals for children. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Family Bathroom (Upper floor) 6' 8" x 7' 6" (2.03m x 2.28m)

A modern Family bathroom to the upper floor. Comes with a modern basin, toilet and a shower cabinet. Fully tiled walls and flooring in grey. A double glazed window is fitted to the rear aspect. Warmed by a chrome towel holder.



Energy rating and score

This property’s energy rating is C. It has the potential to be B.

[See how to improve this property’s energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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:

- the average energy rating is D
 - the average energy score is 60
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