



**Trent Way, Bolton, BL4 8PS**

**Offers in the Region Of £280,000**

A well presented 4 bedroom, extended semi detached home with a gated driveway and lawned gardens to the front and rear, located on Trent Way in the Kearsley area of Bolton in Greater Manchester. Offers excellent transport links, the M60 and M62 motorway junctions are both within easy reach, with local schools also close by. Briefly comprises of the following, an entrance hallway, a spacious lounge with a feature media wall, a superb modern fully fitted kitchen in light grey with an integrated induction hob, grill, oven and an extractor hood, an open plan dining area with space for a good sized dining table and chairs, a single sized 4th bedroom (ground floor) and a very spacious landscaped garden to the rear with a decking area and a grass lawn. To the upper floor you will find a further 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, plus a modern Family bathroom with a 3 piece suite in white/grey, including a vanity basin, toilet and a bath tub with a mixer shower over the bath and a glass shower screen. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. FREEHOLD PROPERTY. EPC is Band D.



## ACCOMMODATION

### Entrance Hallway 8' 7" x 10' 10" (2.61m x 3.3m)

A 'L' shaped entrance hallway into the property. Decorated in neutral colours with a mid oak wood laminate floor. A double glazed entrance door is fitted to the side aspect. Warmed by a gas central heated radiator.

### Lounge 18' 1" x 10' 0" (5.5m x 3.06m)

A spacious lounge to the front of the property, with a feature inset media wall. Decorated in neutral colours with a light grey coloured carpet. Fitted with a large double glazed window to the front aspect. Warmed by a gas central heated radiator.

### Kitchen 11' 0" x 18' 10" (3.36m x 5.75m)

A superb, modern fully fitted kitchen in light grey to the rear of the property. Comes with an integrated induction hob, grill, oven and an extractor hood. Decorated in neutral colours with part tiled walls in white, and a grey wood laminate floor. A double glazed window is fitted to the rear aspect. (Room size is for the kitchen and the dining area inclusive).

### Dining area (open plan) 0' 0" x 0' 0" (0m x 0m)

An open plan dining area, adjacent to the kitchen. Decorated in neutral colours with a grey wooden floor. Space for a good sized dining table and chairs. A pair of double glazed french doors are fitted to the rear aspect. Warmed by a gas central heated radiator. (For area size, the kitchen shows the whole area for the kitchen and dining area inclusive.)

### Rear Garden 43' 7" x 29' 1" (13.28m x 8.86m)

A very spacious rear garden with a decking area, grass lawn and additional car parking space.

### Family Bathroom 7' 10" x 6' 0" (2.4m x 1.82m)

A modern Family bathroom with a 3 piece suite in white and grey. Comes with a vanity basin, toilet and a bath tub with a shower over the bath and a glass shower screen. Decorated in light grey with part tiled walls around the bath tub in white, with a grey tiled floor. A double glazed window is fitted to the rear aspect. Warmed by a chrome towel holder.

### Master bedroom 9' 7" x 15' 11" (2.92m x 4.85m)

A double sized Master bedroom to the front of the property. Space for fitted or free standing wardrobes to the right hand side of the bedroom. Decorated in light grey with a patterned feature wall and a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### Bedroom 2 8' 3" x 13' 1" (2.52m x 4.0m)

A double sized bedroom to the front of the property. Decorated in pink with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### Bedroom 3 8' 10" x 12' 6" (2.7m x 3.80m)

A single sized bedroom to the rear of the property. Decorated in white, blue and lime green with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### Bedroom 4 10' 7" x 8' 5" (3.22m x 2.57m)

A single sized bedroom to the ground floor. Decorated in light grey with a grey coloured carpet. Currently utilised as a home office/study. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.





## 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.](#)

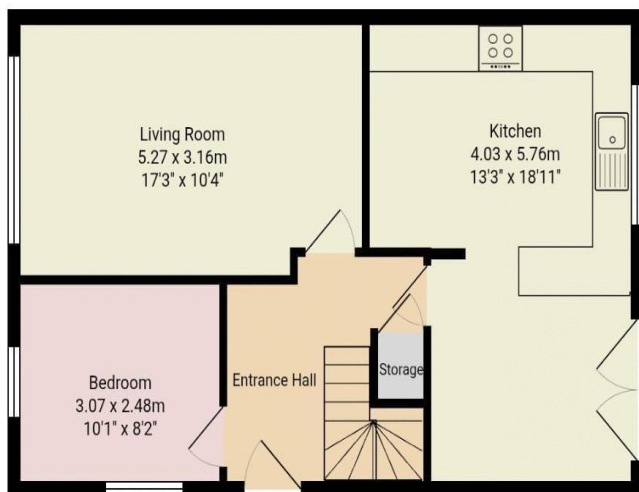
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

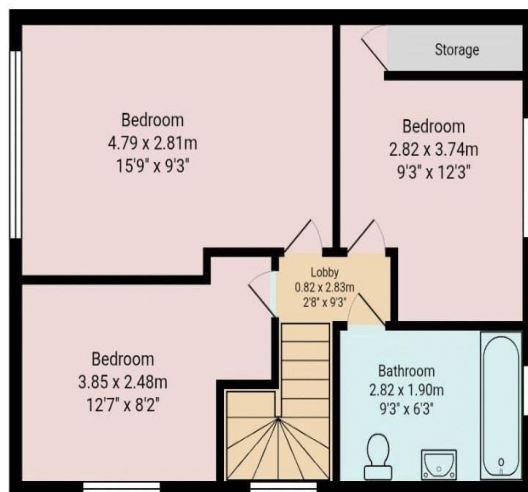
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

114, Trent Way, Kearsley, BL4 8PS



Ground Floor



First Floor

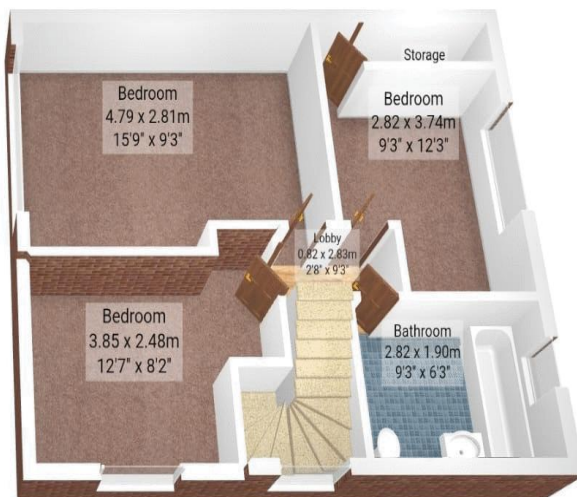
Total Floor Area: 98.2 m<sup>2</sup> ... 1058 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
 Drawn by: Manchester EPC | 07872314115 | hello@manchesterepc.com

114, Trent Way, Kearsley, BL4 8PS



Ground Floor



First Floor

Total Floor Area: 98.2 m<sup>2</sup> ... 1058 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
 Drawn by: Manchester EPC | 07872314115 | hello@manchesterepc.com