

PILKINGTON ROAD, KEARSLEY, BL4 8JA



- A much improved 3 bed semi detached
- Open plan lounge/dining kitchen/cloaks wc
- Landing/3 bedrooms/family bathroom/utility
- Double driveway parking/rear garden
- No onward chain! Vacant possession
- Excellent transport links/amenities
- Large timber outdoor storage shed
- Perfect home for a growing family



£220,000

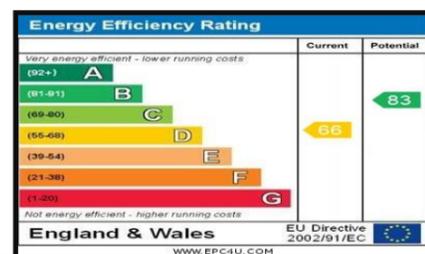
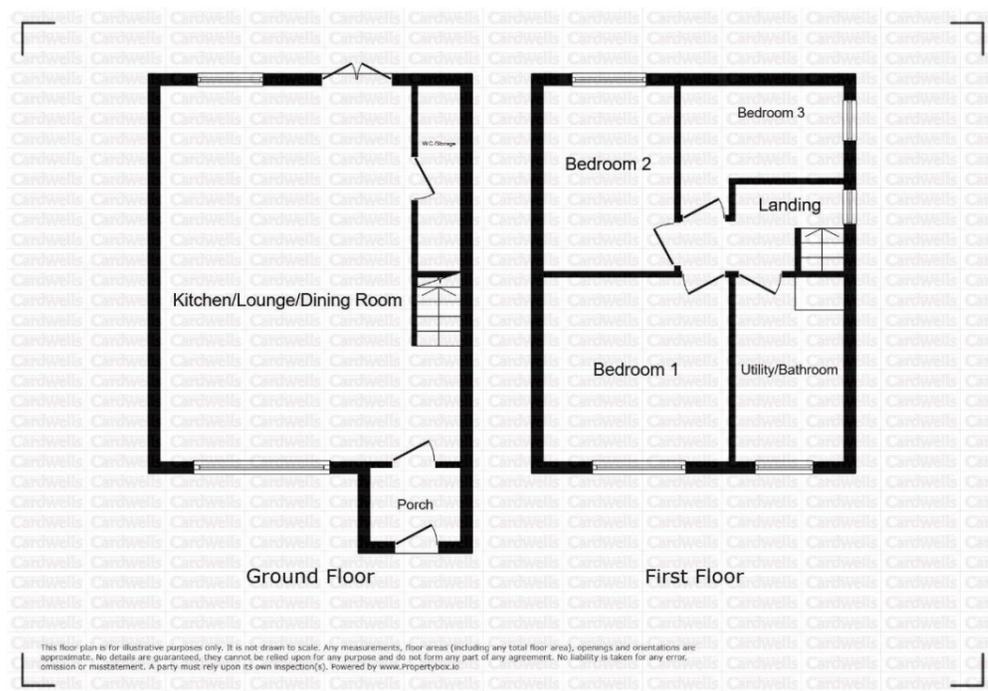
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A fabulous opportunity to purchase this much improved three bed semi detached property on the ever popular Pilkington Road in Kearsley. Ideal for the commuter via the M60 motorway network with excellent amenities and highly regarded local schools all within the catchment area. Our client has completely remodelled the property with a high end finish throughout to create a wonderful family home which briefly comprises: Porch, open plan lounge dining kitchen, Cloaks wc housing the gas combination boiler, landing, three bedrooms and a family bathroom/utility. To the outside is double driveway parking and to the rear is an enclosed garden with a large timber outhouse storage shed and patio area. To arrange a viewing please contact Cardwells Estate Agents Bolton on 01204381281 or via email at bolton@cardwells.co.uk. Please watch the online walk through video prior to booking your personal inspection.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: 4' 1" x 5' 5" (1.24m x 1.65m) Brick and uPVC build, uPVC door giving access to:

Open plan lounge dining kitchen: 23' 5" x 18' 0" (7.13m x 5.48m) Enclosed staircase to the landing, bespoke professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, high gloss base and wall units, complementary tiled splash backs, block wood worktops, oven, four ring hob with extractor above, two uPVC double glazed windows, uPVC doors giving access to the rear garden.

Cloaks Wc: 12' 7" x 2' 7" (3.83m x 0.79m) Two piece suite comprising wc, wash hand basin on a vanity unit, large storage area housing the gas combination boiler.

Landing: 5' 4" x 9' 10" (1.62m x 2.99m) Frosted uPVC double glazed window, loft access point.

Bedroom One: 11' 10" x 11' 1" (3.60m x 3.38m) uPVC double glazed window, wall mounted radiator

Bedroom Two: 11' 1" x 7' 10" (3.38m x 2.39m) uPVC double glazed window, wall mounted radiator.

Bedroom Three: 7' 9" x 9' 9" (2.36m x 2.97m) Frosted uPVC double glazed window, wall mounted radiator.

Bathroom: 11' 11" x 6' 4" (3.63m x 1.93m) Very well appointed three piece suite comprising wc, wash hand basin on a vanity unit, bath with T bar mixer shower and fitted glass screen, uPVC double glazed window, wall mounted heated towel rail, plumbed for white goods.

Outside: To the outside there is double driveway parking and to the rear is an enclosed garden with a large timber storage shed and patio area.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 82m².

Tenure: Cardwells Estate Agents Bolton research shows the property is of a Freehold tenure.

Council Tax: Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band A with Bolton Council at an approximate cost of around £1,594.00 per annum.

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Thinking of selling or letting: 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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