



39 Mather Street, Kearsley
£175,000

Miller Metcalfe
Every step of the way

39 Mather Street

Kearsley, Bolton

DECEPTIVELY SPACIOUSTWO RECEPTION ROOM***THREE BEDROOMS OVER TWO FLOORS*** Situated in a popular area of Kearsley, within close proximity of schools, amenities and major motorway and commuting links to Manchester City Centre, Trafford Park, Salford Quays and Media City, stands this well presented, extended three bedroom property. Enjoying spacious rooms, the property would ideally suit a professional couple, young family or first time buyer. Comprising briefly; entrance vestibule, hallway, lounge, Fitted kitchen and conservatory. Rising to the first floor are two bedrooms and a four piece modern bathroom suite. Rising to the second floor is the third bedroom loft room. Outside the property is garden fronted with a rear yard. The property is heated by a gas central heating system and is double glazed. Internal viewing is essential to appreciate the standard of accommodation on offer.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

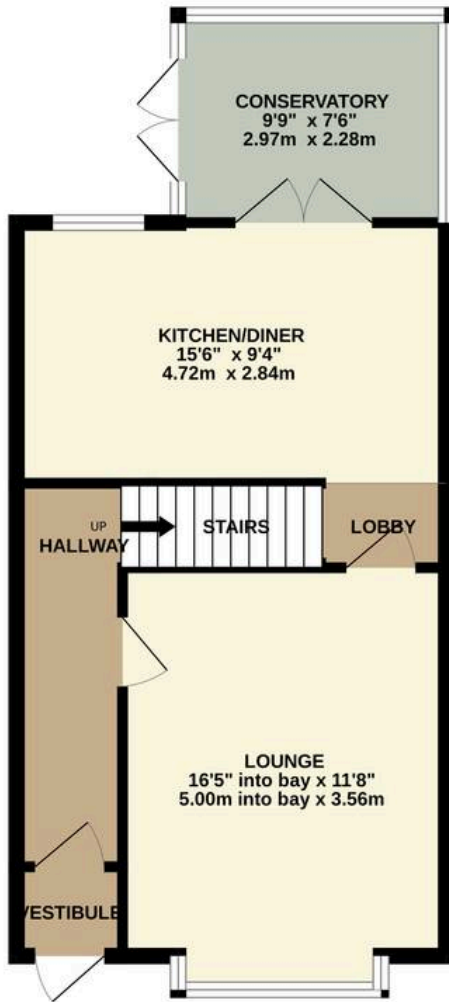




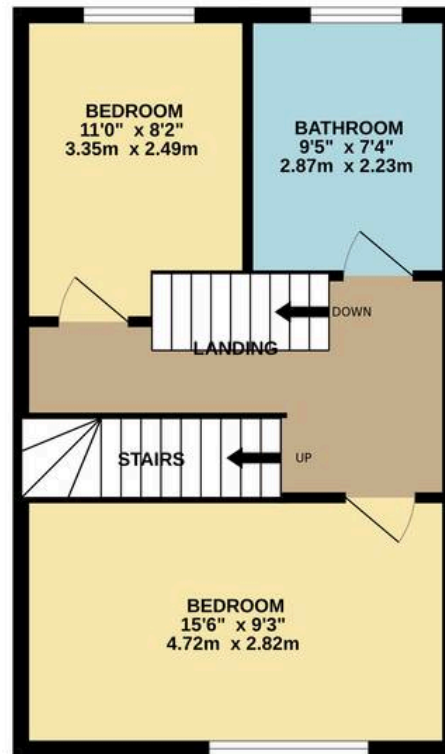




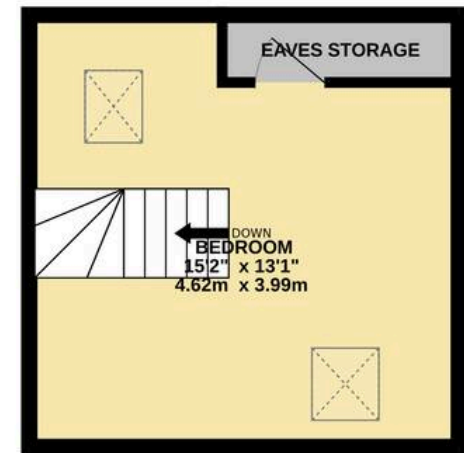
GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



2ND FLOOR
241 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA : 1143 sq.ft. (106.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Miller Metcalfe - Bolton

Miller Metcalfe, 2-10 Bradshawgate - BL1 1DG

01204 535353 • bolton@millermetcalfe.co.uk • millermetcalfe.co.uk/

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