



**Davies Street, Kearsley, Bolton, BL4 8DX**

**Offers in the Region Of £260,000**

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! LARGE PLOT, SPACE TO EXTEND TO THE SIDE AND REAR! FREEHOLD! An extremely well presented, very spacious 3 bedroom semi detached home with a driveway, located on Davies Street in the Kearsley area of Bolton in Greater Manchester. Offering excellent transport links, Kearsley railway station is only a short walk from the property with the M60 motorway junction only a couple of minutes drive. Briefly comprises of the following, an entrance porch, a very spacious lounge with a feature wall hung electric fire, a modern open plan kitchen including an integrated gas hob, oven and a chrome extractor hood, an open plan dining area with space for a large dining table and chairs, a utility room and a very spacious garden to the side and rear. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 generous single bedroom, plus a modern family bathroom including a 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.



## ACCOMMODATION

### **Entrance Porch** 3' 9" x 8' 0" (1.14m x 2.44m)

The entrance porch to the front of the property.

### **Lounge** 12' 6" x 18' 4" (3.81m x 5.58m)

A very spacious lounge with a feature modern wall hung electric fire. Plenty of space for modern furniture to fit easily. Decorated in neutral colours with a mid oak wooden floor. A large double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Kitchen** 9' 5" x 9' 0" (2.88m x 2.75m)

A modern open plan kitchen with an integrated gas hob, oven and a chrome extractor hood. Decorated in neutral colour with part tiled walls and a fully tiled floor. A double glazed window is fitted to the rear aspect.

### **Dining Area (open plan)** 9' 0" x 12' 8" (2.75m x 3.87m)

A spacious dining area with space for a large dining table and chairs. Decorated in neutral colours with a mid oak wooden floor. Fitted with a double glazed window to the rear aspect and side aspect. Warmed by a gas central heated radiator.

### **Utility room** 6' 4" x 7' 7" (1.92m x 2.32m)

A useful utility room to the rear of the kitchen.

### **Rear Garden (Part 1)** 23' 0" x 14' 2" (7.0m x 4.33m)

Please note, this is only part of the garden. There is another sizable plot to the rear.

### **Rear Garden (Part 2)** 30' 3" x 38' 7" (9.22m x 11.75m)

Another sizable plot which comes with the property.

### **Side Garden** 30' 3" x 12' 11" (9.22m x 3.93m)

A sizable garden to the side of the property.

### **Family Bathroom** 6' 1" x 7' 9" (1.86m x 2.37m)

A modern Family bathroom including a basin, toilet and a bath tub with a mixer shower over the bath and a glass shower screen. Comes with fully tiled walls and flooring. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Master bedroom** 11' 7" x 12' 7" (3.54m x 3.83m)

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

### **Bedroom 2** 10' 9" x 10' 2" (3.27m x 3.1m)

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

### **Bedroom 3** 11' 7" x 8' 0" (3.53m x 2.44m)

A generous single sized bedroom to the front of the property. Decorated in neutral colours with a grey coloured carpet. 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:

