



**ALEXANDRA ROAD, KEARSLEY, BL4 8NW**



- Stunning semi detached house
- Well presented & extended
- Cul de sac position
- Quality contemporary interior
- 3 double bedrooms
- Lounge, Family room, Kit breakfast rm, Utility
- Popular & convenient location
- Close to train station & motorway



**Offers in Excess of £290,000**

**BOLTON**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells are pleased to offer for sale, this stunning three bedroom, extended semi detached house, tucked away in a quiet cul-de-sac just off Bolton Road. The property is very well presented throughout with a quality contemporary interior. The location is ideal for commuters with the motorway network and Kearsley train station being within close proximity. The property would make an ideal family home or perhaps first time purchase. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) The well presented accommodation briefly comprises Lounge, kitchen breakfast room an open plan dining family room and a utility room. Upstairs there are three good sized bedrooms and a family bathroom. Outside there is a generous sized driveway to the front and a low maintenance garden to the rear. The property also benefits from uPVC double glazing and gas central heating. The vendor advises the property has recently had a new roof.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

uPVC double glazed front door leading to

**Lounge:** 13' 0" x 12' 10" (3.96m x 3.91m) uPVC double glazed oriel style window front aspect, radiator below, feature electric fire, contemporary staircase.

**Breakfast kitchen:** 12' 11" x 11' 9" (3.93m x 3.58m) Modern fitted wall and base, units with granite work surfaces and breakfast bar, inset gas burner hob, concealed extractor hood above, integrated dishwasher washing machine, fridge and a freezer, recess display lighting beneath the wall units, built in oven and microwave, inset spotlights to the ceiling, open plan to

**Utility:** 9' 0" x 4' 3" (2.74m x 1.29m) uPVC frosted double glazed window, front aspect, fitted storage unit, work surface, space for a tumble dryer, radiator, inset spotlights to the ceiling.

**Dining/family room:** 17' 0" x 12' 0" (5.18m x 3.65m) Double glazed bi-folding door, rear garden aspect, feature media wall, radiator, two glazed Velux skylight Windows.

**Master bedroom:** 13' 8" x 9' 0" (4.16m x 2.74m) uPVC double glazed oriel style window front aspect, double glazed Velux skylight window, modern fitted wardrobes, radiator, inset spotlights to the ceiling.

**Bedroom 2:** 17' 0" x 8' 11" (5.18m x 2.72m) uPVC double glazed window rear aspect, radiator below, inset spotlights to the ceiling.

**Bedroom 3:** 13' 1" x 9' 0" (3.98m x 2.74m) uPVC double glazed window front aspect, radiator below, fitted wardrobes, coving to the ceiling.

**Shower room:** 6' 10" x 6' 4" (2.08m x 1.93m) uPVC frosted double glazed window side aspect, contemporary white suite comprising, enclosed bath with mixer tap and a separate shower above, close coupled WC, wash basin with mixer tap in set to vanity unit, tiled floor, tiling to the walls, heated towel rail, inset spotlights, extractor fan.

**Outside:** There is a double width tarmac driveway, providing ample off-street parking. A gates gives access along the side elevation, leading to the rear. The rear garden is low maintenance and is mostly paved, with an 'AstroTurf' style grass area.

**Viewings:** Please contact cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research indicates the property is Leasehold, 999 years from 1 May 1874

**Council tax:** Cardwells estate agents Bolton research indicates the property is band B annual cost of £1763

**Flood risk information:** Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

**Conservation area:** Cardwells estate agents Bolton research indicates the property is not in a conservation area.

**Thinking of selling or letting in Bolton:** 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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.

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