



Independent Estate Agents Cardwells

Est. 1982

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SPRINGFIELD ROAD, KEARSLEY, BL4 8LZ



- Extended semi detached family home
- Three bedrooms
- Lounge
- Extended kitchen/dining room
- Three piece shower room
- Generous front and rear lawned gardens
- Driveway for multiple vehicles
- Excellent commuter links



Offers in the Region Of £220,000

BOLTON

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BURY

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents Bolton are delighted to offer for sale this well presented and extended semi-detached family home, occupying a generous plot on the ever popular Springfield Road in Kearsley. Offering spacious and versatile accommodation throughout, this excellent family property combines comfortable living space with substantial gardens, ample off road parking and a useful workshop outbuilding. The accommodation briefly comprises an entrance hallway, comfortable lounge and an impressive extended kitchen/dining area, creating the perfect space for modern family living, entertaining and day-to-day dining. To the first floor there are three well proportioned bedrooms together with a contemporary three piece shower room. Externally, the property enjoys generous lawned gardens to both the front and rear, providing excellent outdoor space for families and keen gardeners alike. A substantial driveway offers off road parking for multiple vehicles. To the rear of the garden is a useful detached shed with power connected, which has previously been utilised as a workshop and offers excellent potential for a variety of uses including storage, hobbies or home working. Springfield Road is ideally situated within easy reach of a range of local amenities, shops and supermarkets, while nearby schools make the location particularly attractive for growing families.

Kearsley Academy is located on Springfield Road itself. The property is exceptionally well placed for commuters, with Kearsley Railway Station situated nearby on Stoneclough Road, providing direct rail links towards Bolton, Manchester and beyond. Bolton town centre is within easy driving distance, offering an extensive range of retail, leisure and dining facilities, whilst Manchester City Centre is readily accessible for those travelling further afield. Excellent transport links include convenient access to the A666, A579 and surrounding road networks, with the M61, M60 and M62 motorway connections all within comfortable reach, making this an ideal base for commuters across Greater Manchester and Lancashire. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381382 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway: Ceiling light point, door to the lounge and open into the kitchen/diner.

Kitchen dining room: 20' 6" x 13' 7" (6.24m x 4.15m) Ceiling light points, dual aspect double glazed windows to the side and the rear which overlooks the garden, double glazed French doors leading to the patio area, radiators, range of fitted wall and base units with integrated stainless steel sink with mixer tap and drainer, extractor fan, gas hob, electric oven, fridge, space for a washing machine and dryer, tiled splashback to the kitchen walls, part laminate part carpeting flooring.

Lounge: 14' 2" x 12' 1" (4.33m x 3.69m) Ceiling light points, double glazed windows to the front, radiator, stairs to the first floor.

Landing: Ceiling light point, loft access, double glazed window to the side.

Bedroom 1: 12' 1" x 8' 8" (3.69m x 2.63m) Ceiling light point, double glazed window to the front, radiator.

Bedroom 2: 10' 7" x 8' 8" (3.22m x 2.63m) Ceiling light point, double glazed window overlooking the rear garden, radiator, storage cupboard.

Bedroom 3: 9' 2" x 5' 3" (2.79m x 1.60m) Ceiling light point, double glazed window to the front, radiator.

Bathroom: 7' 7" x 5' 3" (2.32m x 1.59m) Ceiling light point, double glazed window to the rear, three piece suite incorporating a wc, pedestal sink, walk in shower cubicle with multi jets, radiator, tiled walls.

Shed/workshop: 17' 3" x 9' 11" (5.26m x 3.03m) Ceiling light points, power points, double glazed windows to the front, used as a workshop.

Outside: To the front and rear of the property there are good sized lawned gardens, perfect for the family. The driveway offers parking for multiple vehicles and there's a substantial shed with electrics to the rear garden which has previously been used as a workshop.

Viewings: Please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is leasehold, 999 years from 8 August 1975

Council tax: Cardwells estate agents Bolton research indicates the property is band B £1866 per annum

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 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.

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

