



Independent Estate Agents **Cardwells** Est. 1982

www.cardwells.co.uk

BOLTON ROAD, KEARSLEY, BL4 8NQ



- No onward chain
- Elevated position
- Two double bedrooms
- Two reception rooms
- Modern fitted kitchen
- Three piece shower room
- Enclosed rear yard
- Close to local amenities & commuter routes



£199,950

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Incorporating: Wright Dickson & Catlow, WDC Estates
 Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.

Offered for sale with NO ONWARD CHAIN is this well presented garden fronted mid terraced property located within the always popular area of Kearsley in Bolton. The property is located close to many local amenities and Kearsley is popular due to access to many commuter routes including Kearsley train station and the M60 motorway network. Internally the property comprises an entrance hallway, lounge, dining room and modern fitted kitchen to the ground floor with two double bedrooms and a modern three piece shower room to the first floor. Externally the front of the property is elevated from the main road and has a beautiful low maintenance garden with a path leading from the front gate to a flagged patio area and the front door. To the rear of the property there is a low maintenance enclosed yard with gate to the rear and brick storage shed. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: Tiled floor, door into the hallway.

Entrance hall: Ceiling light point, radiator, coving to the ceiling, picture rail rail.

Lounge: 12' 4" x 10' 1" (3.75m x 3.07m) Ceiling light point, double glazed bay window to the front, radiator, coving to the ceiling, dado rail, feature fireplace.

Dining room: 13' 7" x 12' 2" (4.15m x 3.71m) Ceiling light point, understairs storage, coving to the ceiling, wall mounted gas fire and surround, double glazed window to the rear.

Kitchen: 15' 3" x 7' 5" (4.66m x 2.25m) Downlights, radiator, double glazed window to the side, door to the side, range of fitted wall and base units with extractor fan, five ring gas hob, double electric oven, stainless steel sink with mixer tap and drainer, integrated fridge/freezer, space for a washing machine, tiled splashback to the walls.

Landing: Wall light, coving to the ceiling.

Bedroom 1: 13' 7" x 12' 2" (4.15m x 3.71m) Ceiling light point, double glazed window to the front, radiator, storage cupboard.

Bedroom 2: 12' 3" x 8' 4" (3.73m x 2.55m) Ceiling light point, double glazed window to the rear, radiator, storage cupboard, coving to the ceiling.

Bathroom: 9' 2" x 4' 9" (2.79m x 1.45m) Ceiling light point, loft access, wall mounted vertical ladder radiator, three piece suite incorporating a vanity unit with inset sink, wc, wall in shower cubicle, tiled walls, double glazed window to the rear.

Outside: The front of the property is elevated from the main road and has a beautiful low maintenance garden with a path leading from the front gate to a flagged patio area and the front door. To the rear of the property there is a low maintenance enclosed yard with gate to the rear and brick storage shed.

