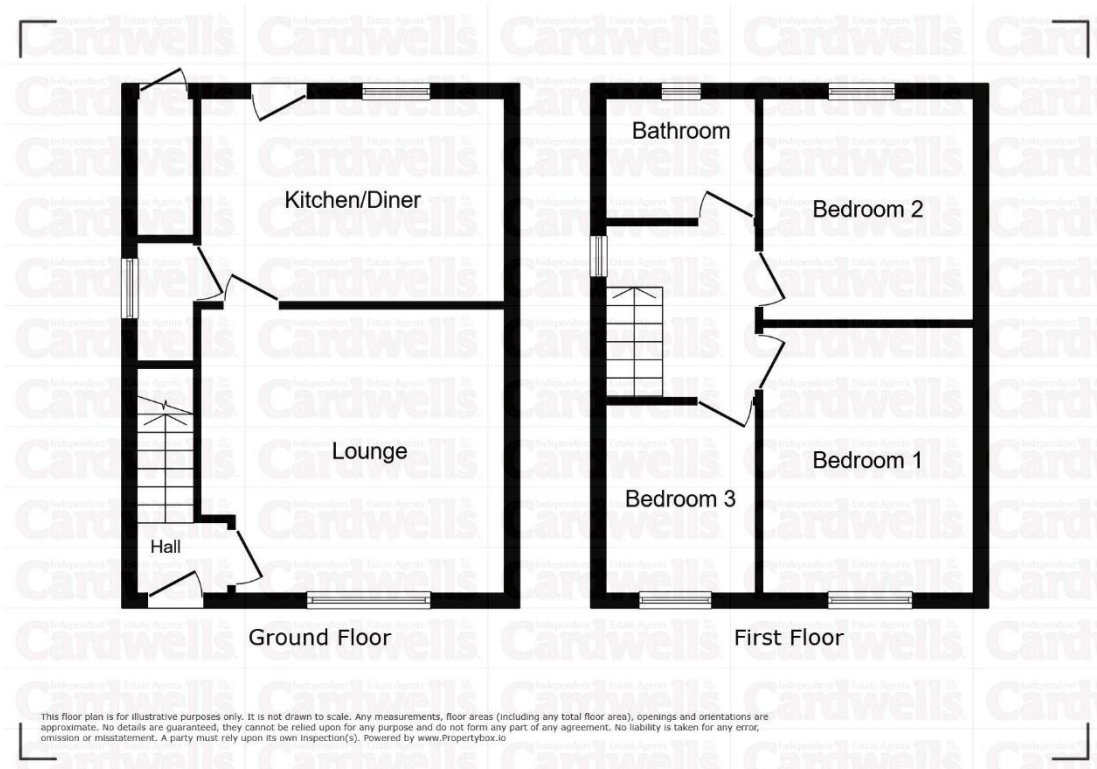




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CRESCENT ROAD, KEARSLEY, BL4 8LF



- No onward chain
- Well presented throughout
- Three good sized bedrooms
- Semi detached family home
- Driveway for approx three cars
- Front and rear gardens
- Close to schools and amenities
- Good access to train stations and motorway



£210,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

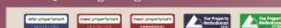
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LETTINGS & MANAGEMENT
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with No Onward Chain, this well presented three bedroom home provides spacious accommodation throughout and is ideally suited to first time buyers, growing families or investors alike. Conveniently located within easy reach of local amenities, schools and excellent transport links, this property is ready to move straight into. The accommodation comprises an entrance hallway leading into a generous lounge, featuring a double glazed window to the front elevation allowing for plenty of natural light. A door leads through to the fitted kitchen/dining room which offers a range of wall and base units incorporating an electric hob and double electric oven, together with space for a washing machine and ample room for dining. To the first floor are three well proportioned bedrooms along with a three piece family bathroom suite. Externally, the property enjoys a lawned front garden and a driveway providing off road parking for approximately three vehicles. To the rear, the garden has been designed for low maintenance and includes a raised planting bed to one side, creating an attractive outdoor space for relaxing or entertaining. Situated within a popular residential area of Kearsley, the property is well placed for a range of everyday amenities, shops and leisure facilities. Families will appreciate the proximity to well regarded local schools, whilst commuters benefit from excellent transport connections. Kearsley Train Station and Moses Gate Train Station are both easily accessible, providing convenient rail links into Bolton, Manchester and surrounding areas. The property is also ideally located for access to the M61, M60 and A666 road networks, making travel throughout Greater Manchester and beyond straightforward. Early viewing is highly recommended to appreciate the accommodation, location and excellent potential on offer. 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. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Ceiling light point, wooden flooring, stairs to the first floor.

Lounge: 13' 7" x 12' 4" (4.14m x 3.75m) Ceiling light point, coving to the ceiling, radiator, dado rail, wood panelling to the walls, electric fire and surround, wooden flooring, double glazed window to the front.

Kitchen/diner: 13' 7" x 9' 5" (4.14m x 2.86m) Ceiling light point, under stair storage, door leading to the rear garden, double glazed window overlooking the rear garden, radiator, range of fitted wall and base units with integrated ceramic sink with mixer tap and drainer, electric hob, double electric cover, space for a washing machine, tiled floor with splashback to the wall walls.

Landing: Ceiling light point, picture rail, radiator, double glazed window to the side.

Bedroom 1: 12' 3" x 9' 9" (3.74m x 2.97m) Ceiling light point, double glazed window to the front, radiator, picture rail, laminate Flooring.

Bedroom 2: 10' 3" x 9' 6" (3.12m x 2.89m) Ceiling light point, picture rail, laminate flooring, radiator, double glazed window overlooking the rear garden.

Bedroom 3: 8' 8" x 6' 11" (2.65m x 2.11m) Ceiling light point, pitch rail, radiator, double glazed window to the front, laminate flooring.

Bathroom: 6' 4" x 5' 7" (1.92m x 1.69m) Ceiling light point, double glazed window to the rear, extractor fan, three-piece suite incorporating a vanity unit with inset sink and WC, panel bath with mixer tap and shower above, tiled walls.

Externally: To the front of the property there is driveway parking for approximately three cars and a lawned garden to the front. The rear garden is a good size and is low maintenance.

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 Freehold.

Council tax: Cardwells estate agents Bolton research indicates the property is band A £1600

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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (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.

Arranging a mortgage: Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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

