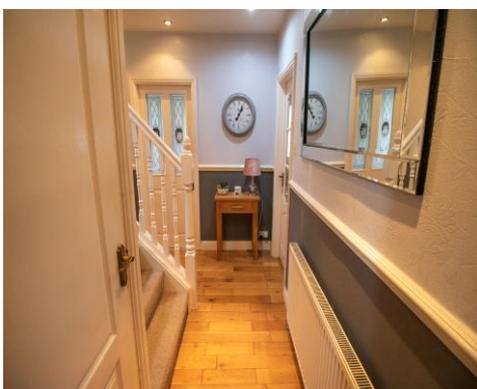




**Avon Road, Kearsley, Bolton, BL4 8PW**

**Offers in the Region Of £297,000**

**3 RECEPTION ROOMS! CONSERVATORY TO THE REAR! VERY LONG SPACIOUS GARDEN! FREEHOLD!**  
A spacious 3/4 bedroom semi detached home located on Avon Road in the Kearsley area of Bolton in Greater Manchester. Situated in a quiet cul-de-sac position on a very popular estate. Briefly comprises of the following, an entrance porch, an entrance hallway, a useful downstairs W.C, 3 reception rooms with one currently utilised as a dining room, a fully fitted kitchen including a gas hob, grill, oven and an integrated fridge, a conservatory to the rear and a long spacious garden with multiple seating areas and storage sheds. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom (fully fitted wardrobes to the master bedroom) and a modern 4 piece family bathroom including a basin, toilet, bath tub and a shower cabinet. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. The EPC has been ordered and will be live on the advert soon. Close by to local schools, Kearsley Railway Station and the M60 and M62 motorway junctions.



## ACCOMMODATION

### **Entrance Hallway** 10' 2" x 10' 5" (3.10m x 3.17m)

A spacious L Shaped entrance hallway to the front of the property. Decorated in grey colorways with an oak wood laminate floor. Warmed by a gas central heated radiator.

### **Downstairs W.C** 5' 4" x 3' 0" (1.62m x 0.91m)

A useful downstairs W.C. (Off the entrance hallway). Comes with a vanity basin and a toilet in white.

### **Lounge** 13' 7" x 9' 8" (4.14m x 2.95m)

A good sized lounge to the rear of the property. Decorated in a patterned wallpaper with an oak wood laminate floor. A pair of double glazed french doors are fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Reception Room 2** 10' 6" x 9' 6" (3.20m x 2.9m)

A second reception room to the rear of the property. Decorated in green with a beige coloured carpet. Double glazed patio doors are fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Reception Room 3** 17' 6" x 9' 8" (5.34m x 2.94m)

A third reception room to the front of the property. Currently utilised as a dining room. Comes with a fireplace and surround. Decorated in neutral colours with a burgundy coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Kitchen** 10' 10" x 7' 9" (3.30m x 2.37m)

A fully fitted kitchen to the front of the property. Comes with a gas hob, grill, oven and an integrated fridge. Decorated in green with a cream tiled floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Conservatory** 14' 1" x 9' 9" (4.3m x 2.96m)

A double glazed conservatory with a glass roof, to the rear of the property. Decorated in green with a beige tiled floor.

### **Rear Garden** 48' 9" x 28' 3" (14.85m x 8.62m)

A very spacious garden to the rear. Comes with multiple seating areas and storage sheds.

### **Master bedroom** 12' 2" x 8' 0" (3.7m x 2.44m)

A double sized Master bedroom to the front of the property. Comes with fully fitted wardrobes across the right hand side wall. Decorated in pink with a light pink carpet. A double glazed window is fitted to the front aspect.

### **Bedroom 2** 10' 6" x 9' 3" (3.2m x 2.83m)

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

### **Bedroom 3** 8' 0" x 8' 2" (2.45m x 2.48m)

A single sized bedroom to the rear of the property. Decorated in light grey with a light grey carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.



**Family Bathroom 9' 10" x 8' 6" (3.0m x 2.60m)**

A modern 4 piece Family bathroom to the front of the property. Comes with a basin, toilet, bath tub and a shower cabinet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.





