



## Station Road, Kearsley, BL4 8ED

### Offers Over £200,000


Nestled on Station Road in the charming area of Kearsley, this delightful terraced home offers a perfect blend of modern comfort and classic character. Recently renovated, the property boasts a new heating system and has been tastefully decorated throughout, ensuring a warm and inviting atmosphere.

As you enter, you are greeted by a spacious ground floor that features a large reception room, ideal for relaxing or entertaining guests. The dining room provides a lovely space for family meals, while the well-appointed kitchen retains its original wooden charm, making it both functional and aesthetically pleasing. Additionally, a convenient WC/ensuite is located on this level, enhancing the practicality of the home.

Venturing upstairs, you will find two generously sized bedrooms, each offering ample space and natural light. The fully fitted bathroom is modern and stylish, providing a serene retreat for your daily routines.

One of the standout features of this property is the fully renovated cellar, complete with heating and electrics, offering versatile options for use as a home office, gym, or additional storage. Throughout the home, original features such as fireplaces, coving, and light roses have been lovingly preserved, adding to the property's unique charm and character. This home is not just a place to live; it is a sanctuary that combines the best of both worlds—modern amenities and historical elegance.

With its prime location and thoughtful renovations, this terraced home on Station Road is an exceptional opportunity for those seeking a comfortable and stylish living space in Kearsley.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D	59		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Mid Terrace Property
- Fitted Kitchen
- On Street Parking
- EPC Rating D
- Two Bedrooms
- Four Piece Bathroom
- Leasehold
- Lower Ground Floor Cellar
- Enclosed Rear Yard
- Council Tax Band A

## Ground Floor

**Entrance Hallway**  
13'10 x 3'10 (4.22m x 1.17m)

**Reception Room One**  
13'10 x 12'10 (4.22m x 3.91m)

**Reception Room Two**  
14'2 x 13'2 (4.32m x 4.01m)

**Kitchen**  
11'5 x 6'11 (3.48m x 2.11m)

**WC**  
6'11 x 5'10 (2.11m x 1.78m)

## Lower Ground Floor

**Cellar**  
15'2 x 15'2 (4.62m x 4.62m)

## First Floor

**Bedroom One**  
14'6 x 13'11 (4.42m x 4.24m)

**Bedroom Two**  
14'3 x 11' (4.34m x 3.35m)

**Bathroom**  
10'11 x 7'1 (3.33m x 2.16m)



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