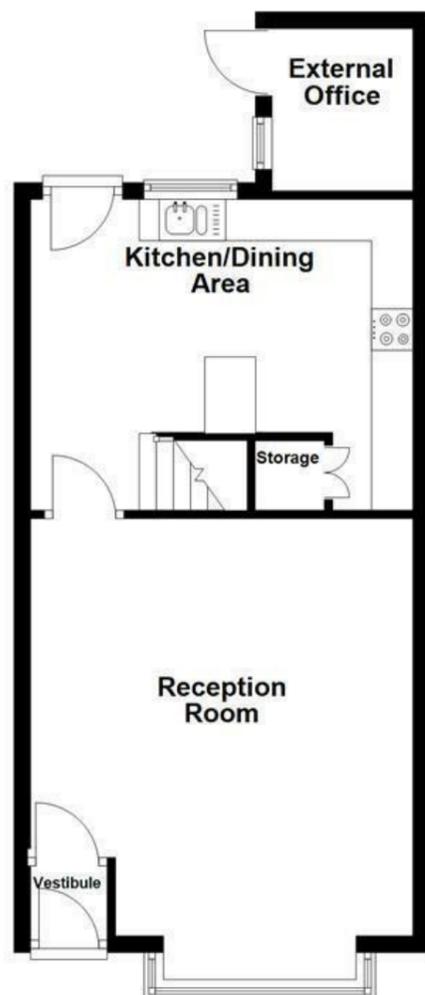
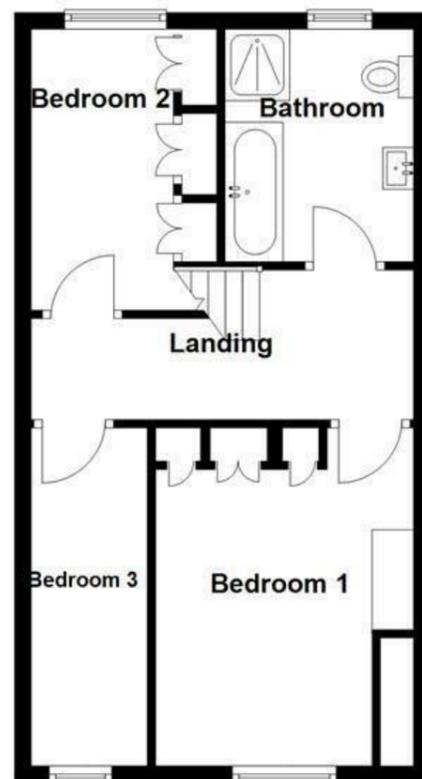


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	81
(55-68) D			
(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.

## Mather Street, Bolton, BL4 8AT

### Offers Over £210,000

#### AN IDYLIC FAMILY HOME

Nestled on Mather Street in the desirable area of Kearsley, Bolton, this exceptional mid-terraced house is a true gem. Having been meticulously presented and updated to the highest standard, the property boasts immaculate interiors and modern fixtures that create a welcoming atmosphere throughout.

With three well-proportioned bedrooms, this home is ideal for families seeking comfort and style. The open-plan kitchen diner is a standout feature, providing a perfect space for both cooking and entertaining. The impressive media wall adds a touch of sophistication, making it an inviting area for relaxation and family gatherings. Additionally, the external office offers a versatile space that can be used for work or leisure, catering to the needs of modern living.

The stylish interiors are complemented by stunning features that enhance the overall appeal of the property. It is truly ready to move straight into, allowing new owners to settle in without the hassle of renovations.

Situated in one of the most sought-after locations, this property is conveniently close to bus routes, local schools, and various amenities, making it an ideal choice for families and professionals alike.

A credit to the current owner, this home is a perfect blend of modern living and comfort, and it is truly not to be missed. Whether you are looking for your first home or a family residence, this property offers everything

# Mather Street, Bolton, BL4 8AT

## Offers Over £210,000



- Tenure Leasehold
- On Street Parking
- External Office
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Three Well Proportioned Bedrooms
- Sought After Location With Close Proximity To Local Amenities
- EPC Rating TBC
- Contemporary Fitted Kitchen/Dining Area And Four Piece Bathroom Suite
- Ample Rear Garden Space

### Ground Floor

#### Entrance

Composite double glazed frosted door to vestibule.

#### Vestibule

3' x 2'9 (0.91m x 0.84m)

Wood effect laminate flooring and oak single glazed door to reception room.

#### Reception Room

16'6 x 15'2 (5.03m x 4.62m)

UPVC double glazed box window with integrated electric blinds, upright central heating radiator, media wall with integrated shelving, integrated storage, downlights, television point and electric living flame fire, coving, ceiling rose, meter cupboard, wood effect laminate flooring and oak single glazed door to kitchen/dining area.

#### Kitchen/Dining Area

15'2 x 12'4 (4.62m x 3.76m)

UPVC double glazed window with integrated electric blind, upright central heating radiator, range of grey gloss wall and base units, granite effect surface and splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric Neff oven with five ring induction Beko hob and extractor hood, integrated Neff fridge freezer, Neff dishwasher and Indesit washing machine, under unit lighting, coving, spotlights, television point, under stairs storage, tiled floor, UPVC double glazed frosted door to rear and stairs to first floor.

### First Floor

#### Landing

15'2 x 4'5 (4.62m x 1.35m)

Coving, ceiling rose, loft hatch, smoke alarm, oak doors to three bedrooms and bathroom.

#### Bedroom One

12'1 x 10'4 (3.68m x 3.15m)

UPVC double glazed window with integrated electric blinds, fitted wardrobe and drawers, television point.

#### Bedroom Two

11'2 x 7'4 (3.40m x 2.24m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

#### Bedroom Three

12'1 x 4'6 (3.68m x 1.37m)

UPVC double glazed window, central heating radiator, coving and wood effect laminate flooring.

#### Bathroom

9'4 x 7'1 (2.84m x 2.16m)

UPVC double glazed frosted window, heated towel rail, dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall shower enclosure with rinse head, panel bath with mixer tap and rinse head, tiled elevation, PVC to ceiling, spotlights, coving and tiled floor.

### External

### Rear

Enclosed yard with Indian stone paving, composite panelling and composite panel brick built external office.

### External Office

6'3 x 5'7 (1.91m x 1.70m)

UPVC double glazed window, power, lighting, spotlights and wood effect lino flooring.

### Front

Courtyard with electric charging point.

