



13 Howard Avenue, Kearsley

Offers Over £190,000

Miller Metcalfe
Every step of the way

13 Howard Avenue

Kearsley, Bolton

An extremely well presented, spacious 3 bedroom family home located on Howard Avenue in the Kearsley area of Bolton in Greater Manchester. Offers excellent transport links, the M60 motorway junction and Kearsley railway station are both only a close distance from the property, with sought after schools also within easy reach. Accommodation briefly comprises, entrance hallway, lounge with dual aspect window over the front and double doors over the rear garden, Fitted dining kitchen. Rising to the first floor are three bedrooms and a three piece bathroom suite. Outside the property sits on a generous plot with a flagged front garden and a large rear garden with lawned and patio area and a large outbuilding. Internal viewing highly recommended.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

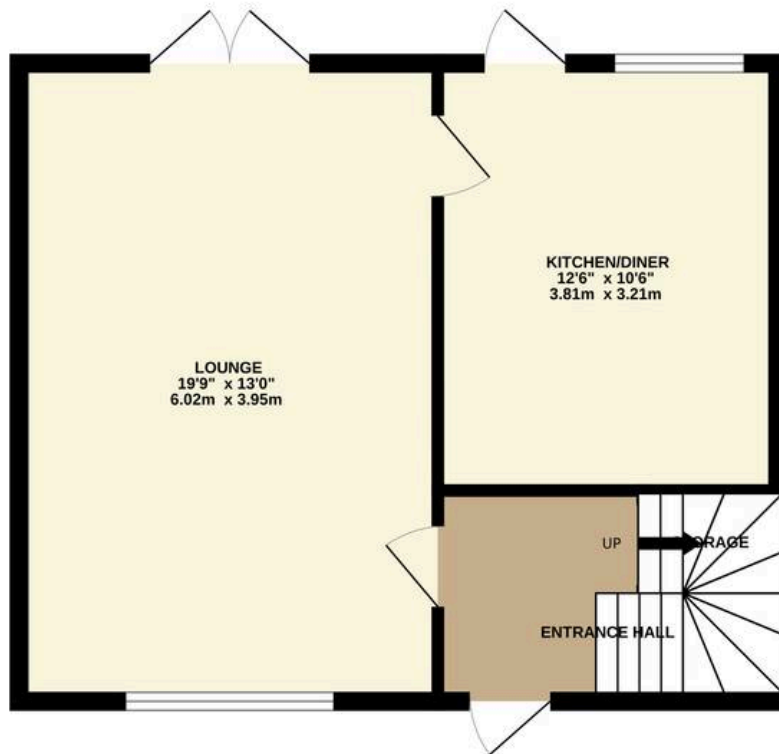




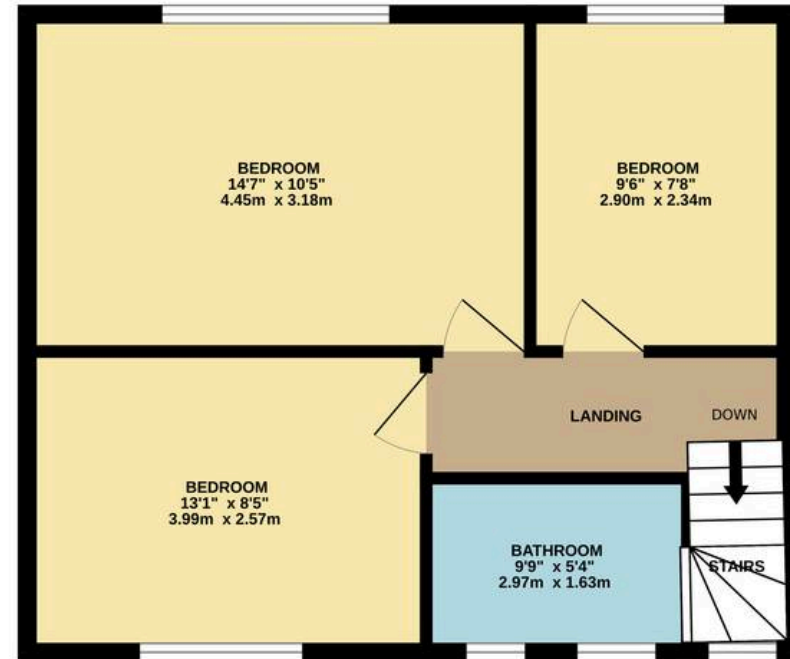




GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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