



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	83
(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	

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Trent Way, Bolton, BL4 8PR

Offers Over £270,000

THE PERFECT FAMILY HOME

Nestled in the desirable area of Trent Way, Kearsley, Bolton, this charming semi-detached house is a perfect family home. Recently renovated, the property boasts a beautifully presented interior that combines modern decor with comfort. The heart of the home is a stunning kitchen leading to the family room that overlooks the rear garden, providing a lovely space for relaxation and family gatherings.

With three well-proportioned bedrooms and two inviting reception rooms, there is ample space for both family life and entertaining guests. The property features a stylish shower room and a recently fitted kitchen, ensuring that you can move in without the need for any cosmetic upgrades.

Outside, the house is complemented by off-road parking and a good-sized front garden, leading to a single garage at the rear. The Indian Stone paved patio offers a delightful area for outdoor dining and enjoying the fresh air.

This home is ideally suited for a growing family, thanks to its convenient location with easy access to nearby schools and commuter routes. If you are looking for a property that combines modern living with a welcoming atmosphere, this house on Trent Way is not to be missed.

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Offers Over £270,000



- Tenure Freehold
- Ample Off Road Parking Space
- New Windows Throughout
- Easy Access To Major Commuter Routes
- Council Tax Band C
- Three Well Proportioned Bedrooms
- Contemporary Fitted Kitchen/Dining Area
- EPC Rating C
- Ideal Family Home
- Envious Garden Spaces To Front And Rear Of Property

Ground Floor

Entrance

Composite double glazed frosted doors to vestibule.

Vestibule

5'1 x 2'3 (1.55m x 0.69m)

Gas meter, tiled floor and door to hall.

Hall

11'1 x 5'11 (3.38m x 1.80m)

Coving, smoke alarm, stairs to first floor, door to kitchen/dining area, reception room and under stairs storage.

Reception Room

12'10 x 12'6 (3.91m x 3.81m)

UPVC double glazed window, central heating radiator, ceiling rose and television point.

Kitchen/Dining Area

18'10 x 9'5 (5.74m x 2.87m)

UPVC double glazed window, central heating radiator, mix of wall and base units, marble effect work tops, oven in a high rise unit, four ring electric hob, extractor hood, tiled splash back, composite sink with mixer tap, integrated microwave, dishwasher, dryer and washing machine, space for fridge, wood effect laminate flooring and archway to family room.

Family Room

12'10 x 8'5 (3.91m x 2.57m)

UPVC double glazed windows, sloped double glazed roof, central heating radiator, wood effect laminate flooring and UPVC double glazed sliding doors to rear.

First Floor

Landing

8'1 x 7'11 (2.46m x 2.41m)

UPVC double glazed frosted window, central heating radiator, coving, loft access, smoke alarm, doors to shower room, three bedrooms and storage cupboard.

Bedroom One

11'8 x 10'9 (3.56m x 3.28m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10'11 x 10'9 (3.33m x 3.28m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'9 x 7'11 (2.67m x 2.41m)

UPVC double glazed window and central heating radiator.

Shower Room

7'9 x 5'4 (2.36m x 1.63m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, walk in direct feed rainfall shower with rinse head, PVC panel to ceiling, spotlights, extractor fan, tiled elevation and wood effect flooring.

External

Rear

Indian stone paved patio, slate chippings, bedding area, gravel chippings, garage (with power) and timber shed.

Front

Laid to lawn garden, bedding areas, block paved driveway for off road parking for numerous vehicles leading to single garage at rear.



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