



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92+)			
B (81-91)			
C (69-80)			
D (55-68)		69	
E (39-54)			
F (21-38)			
G (1-20)			84
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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GREENMOUNT PARK, KEARSLEY, BL4 8NT



- No onward chain
- Three double bedrooms
- Driveway and garage parking
- Far reaching views to the rear
- Beautifully presented throughout
- Sought after location
- Excellent commuter routes
- Close to many local amenities



Offers Over £219,995

BOLTON

11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ
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Incorporating: Wright Dickson & Catlow, WDC Estates

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Offered for sale with NO ONWARD CHAIN is this beautifully presented end terraced property with fantastic far reaching views to the rear. The property is ideally located for the commuter with excellent access to the M60 motorway network and Kearsley train station. The area also gives access to many local amenities and schools making this an ideal family home. Internally the property comprises an entrance hallway, modern fitted kitchen and a good sized living room to the ground floor with three double bedrooms and a three piece family bathroom to the first floor. Externally to the front of the property there is a lawned garden with driveway parking to the garage and a flagged area leading to the front door. The rear of the property has a good sized decking area to capture the sun with steps leading down to a lawned garden.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: Ceiling light point, radiator, understairs storage.

Kitchen: 11' 5" x 7' 0" (3.47m x 2.13m) Downlights, wall mounted feature radiator, double glazed window to the front, range of fitted wall and base units with extractor fan, integrated gas hob, electric oven, fridge/freezer, space for a washing machine, one and a half bowl stainless steel sink with mixer tap and drainer, tiled floor with splashback to the walls.

Lounge: 19' 0" x 11' 3" (5.78m x 3.43m) Ceiling light point, laminate effect flooring, living flame gas fire and surround, radiator, double glazed wooden windows overlooking the rear garden, door to the decking area.

Landing: Ceiling light point, loft access.

Bedroom 1: 14' 6" x 8' 10" (4.42m x 2.70m) Ceiling light point, radiator, storage cupboard, double glazed window over looking the garden with far reaching views.

Bedroom 2: 11' 5" x 9' 11" (3.48m x 3.01m) Ceiling light point, double glazed window to the rear overlooking the garden with far reaching views, radiator.

Bedroom 3: 9' 10" x 8' 7" (3.00m x 2.61m) Ceiling light point, double glazed window to the front, radiator, storage cupboard.

Bathroom: 8' 8" x 5' 8" (2.65m x 1.72m) Downlights, wall mounted vertical ladder radiator, three piece suite incorporating a wc, pedestal sink, panelled bath with mixer tap and electric shower above, tiled floor and walls, double glazed window to the front.

Outside: To the front of the property there is a lawned garden with driveway parking to the garage and a flagged area leading to the front door. The rear of the property has a good sized decking area to capture the sun with steps leading down to a lawned garden.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold, 999 years from 1 February 1964

Council tax: Cardwells estate agents Bolton research indicates the property is band B £1763 per annum

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates the property is not in a conservation area,

Thinking of selling or letting in Bolton: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a mortgage: Cardwells Estate Agents Bolton can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting:www.Cardwells.co.uk

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