



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), roomings and indications on plans should be taken as a guide only. They should not be relied upon for the purpose of making any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. Floor plan by www.floorplan.co.uk

Independent Estate Agents
Cardwells Est. 1982

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BANK TOP VIEW, KEARSLEY, BL4 8DT



- Stunning views
- Three good size bedrooms
- Two large reception rooms
- Driveway parking and EV charger
- Beautiful garden with two patio areas
- Gas C.H and uPVC double glazing
- Three piece bathroom
- Close to local amenities and commuter routes



£215,000

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
 T: 01204 381 281
 E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



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Located within the ever popular area of Kearsley is this fantastic three bedroom terraced property, dating from 1870, with stunning views. Bank Top View is deceptively spacious and simply must be viewed to fully appreciate the accommodation on offer. The property is located close to local amenities and commuter routes with Kearsley train station being a short walk away along with St Peter's Way and the M62 motorway link being a short drive. Internally the property is a wonderful size and the accommodation comprises an entrance hallway, lounge, dining room and kitchen to the ground floor with three good sized bedrooms and a three piece family bathroom to the first floor. Externally the access to the property is from the rear where there's a block paved driveway with EV charger. The front of the home is the garden area and is a superb size with two patio areas and a lawned garden with mature well stocked borders to the sides. For further information and to arrange a viewing in this beautiful home call Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: Door leading to the entrance hallway.

Entrance hall: Ceiling light point, coving to the ceiling, radiator, laminate effect flooring.

Lounge: 12' 11" x 11' 10" (3.94m x 3.60m) Ceiling light point, double glazed bay window to the front, radiator, laminate effect flooring.

Dining room: 14' 2" x 13' 1" (4.33m x 3.98m) Ceiling light point, radiator, double glazed window to the rear, laminate effect flooring.

Kitchen: 18' 2" x 6' 11" (5.54m x 2.11m) Ceiling light points, range off fitted wall and base units with complimentary worktops, integrated sink with mixer tap and drainer, extractor fan, induction hob, electric oven, space for a washing machine, dryer, fridge/freezer, tiled splashback to the walls, wall mounted boiler, radiator, under stairs storage giving access to a cellar room.

Landing: Ceiling light point, loft access with pull down ladder and a light.

Bedroom 1: 14' 4" x 10' 10" (4.38m x 3.31m) Ceiling light point, radiator, double glazed window to the rear, fitted wardrobes.

Bedroom 2: 12' 11" x 8' 10" (3.94m x 2.70m) Ceiling light point, double glazed window with views to the front, radiator.

Bedroom 3: 9' 5" x 7' 1" (2.87m x 2.17m) Ceiling light point, double glazed window with views to the front, radiator.

Bathroom: 9' 7" x 7' 3" (2.92m x 2.20m) Ceiling light point, double glazed window to the side, three piece suite incorporating a wc, pedestal sink, panelled bath with shower above, wall mounted vertical ladder radiator.

Outside: Access to the property is from the rear where there's a block paved driveway with EV charger. The front of the home is the garden area and is a superb size with two patio areas and a lawned garden with mature well stocked borders to the side.

Viewings: Please call 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, 998 years from 1 August 1870

Council tax: Cardwells estate agents Bolton research indicates the property is band B 1866 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.

Plot size: Cardwells estate agents Bolton research indicates the property is in an approximate plot size of 0.04 acres.

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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (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 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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