



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	83

England & Wales EU Directive 2002/91/EC
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TRENT WAY, KEARSLEY, BL4 8PR



- Renovated to a high standard
- Three bedroom semi detached
- Two reception rooms
- Stylish fitted dining kitchen
- Modern shower room
- Off-road parking and garage
- Landscaped rear garden
- Early viewing advised



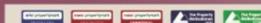
£285,000

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This lovely three bedroom, two reception room, semi detached property has been renovated over the last few years by the current owners to a very high standard. The stylish and sizeable accommodation currently comprises entrance porch, hallway, lounge, open plan dining / kitchen, family room, three good sized bedrooms and a stylish modern shower room. Externally the property enjoys driveway parking to the front and side. The low maintenance rear garden has been landscaped with an Indian stone flagged patio and raised shrub borders. The detached garage has power and lighting. Trent Way itself is located in a highly sought after area having an excellent range of amenities including shops, supermarkets, schools, leisure facilities and good transport links into Bolton, Bury, Manchester and beyond. Early viewing is advised which can be arranged by calling our Cardwells Estate Agents Bolton office on (01204) 381281, online at cardwells.co.uk or via email at bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: 4' 11" x 2' 7" (1.5m x .8m) Composite door to the front elevation leading into the porch. Tile floor. Door leading through into the hallway.

Hallway: 12' 6" x 5' 11" (3.8m x 1.8m) Stairs lead off to the first floor landing. Under stairs storage.

Lounge: 12' 10" x 12' 2" (3.9m x 3.7m) Double glazed window to the front elevation. Radiator. Living flame gas fire.

Open Plan Kitchen Dining area: 19' 0" x 9' 6" (5.8m x 2.9m) The dining area opens onto the modern fitted kitchen with a good range of fitted base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Space for American style fridge freezer. Electric ceramic hob. Electric oven. Integrated microwave. Integrated dishwasher. Plumbing for washing machine and dryer. Opens onto the family room.

Family Room: 15' 1" x 8' 10" (4.6m x 2.7m) Double glazed sliding patio doors to the rear elevation with double glazed windows to the side. Laminate flooring. Radiator. Wall TV point.

First Floor Landing: Stairs lead off the hall to the first floor landing. Loft access. Radiator. Double glazed window.

Bedroom One: 12' 2" x 10' 2" (3.7m x 3.1m) Double glazed window to the front elevation. Radiator.

Bedroom Two: 12' 10" x 10' 2" (3.9m x 3.1m) Double glazed window to the rear elevation. Radiator.

Bedroom Three: 8' 10" x 7' 10" (2.7m x 2.4m) Double glazed window to the front elevation. Radiator.

Shower Room: 7' 10" x 6' 7" (2.4m x 2.0m) Three piece suite comprising walk in shower cubicle with drench head and handheld shower, vanity sink with storage and dual flush WC.

Externally: The front of the property has a good size block paved driveway with off-road parking for a number of vehicles which continues around the side and onto to the detached garage at the rear. The low maintenance rear garden has been lovely landscaped with an Indian stone flagged patio and raised flower bed borders.

Viewings: Please contact Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Freehold.

Council tax: Cardwells estate agents Bolton research indicates the property is band C annual cost of £2015

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.

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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