



**MANCHESTER ROAD, KEARSLEY, BL4 8NZ**



- 2 bed mid terraced house
- Deceptively spacious
- Versatile accommodation over 3 floors
- Popular & convenient location
- Close to good transport links
- Delightful garden to rear
- Ideal family home
- Viewing highly recommended



**Offers in the Region Of £220,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

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E: bolton@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A deceptively spacious mid terraced house, situated in a very popular and convenient location. This lovely family home has accommodation over three floors with a delightful garden to the rear and is very well presented throughout. Step inside and you will find two reception rooms and a kitchen. There is a converted basement with a sitting room, shower room and a guest room. On the first floor, there are two double bedrooms and a large family bathroom. The property is ideally located for commuters and is within easy reach of the motorway network and train stations. To arrange a viewing please contact Cardwells agents Bolton, (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

uPVC double glazed front door leading to

**Lounge:** 13' 4" x 12' 0" (4.06m x 3.65m) uPVC double glazed window front aspect, radiator below, wooden flooring, feature fireplace incorporating a living flame gas fire, mounted on a granite hearth with a wooden mantle surround, coving to the ceiling

**Inner hallway:** Wooden flooring, enclosed staircase to the landing.

**Dining room:** 13' 0" x 13' 4" (3.96m x 4.06m) uPVC double glazed window rear aspect, radiator below, feature ornamental fireplace with a stone hearth and brick inner, coving to the ceiling.

**Kitchen:** 11' 5" x 10' 7" (3.48m x 3.22m) uPVC double glazed window and door rear garden aspect, range of fitted wall and base units, with complementary work surfaces and splashbacks, sink unit with mixer tap, built in oven and grill, stainless steel gas hob, integrated fridge freezer, space for a washing machine and a dishwasher, space for a tumble dryer, tiled floor, radiator.

**Landing:** Ornamental cast-iron fireplace, picture rail, access to the loft.

**Bedroom 1:** 13' 4" x 12' 0" (4.06m x 3.65m) uPVC double glazed window front aspect, feature ornamental cast iron fireplace radiator, picture rail.

**Bedroom 2:** 16' 0" x 8' 0" (4.87m x 2.44m) uPVC double glazed window rear aspect, picture rail

**Bathroom:** 10' 10" x 11' 2" (3.30m x 3.40m) uPVC frosted double glazed window rear aspect, free standing bath, shower cubicle, close coupled WC, built in airing cupboard, radiator, inset spotlights to the ceiling.

**Basement:** From the dining room, a door and stairs lead down to, Basement

**Sitting Room:** 12' 6" x 11' 6" (3.81m x 3.50m) uPVC double glazed window front aspect, radiator.

**Guest Bedroom:** 10' 6" x 8' 9" (3.20m x 2.66m) uPVC double glazed window rear aspect, radiator.

**Shower Room:** 9' 4" x 5' 8" (2.84m x 1.73m) Shower cubicle, wash basin with mixer tap inset to a vanity unit, close couple WC, Tiled floor, part tiling to the wall walls, heated towel rail.

**Garden:** A large part of the garden is Indian stone paved, with a patio and seating area. To remainder of the garden is laid to lawn, with plant and floral displays. There is a useful paved storage area, and a gate gives access to the rear lane.

**Viewings:** All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research indicates the property is leasehold. 999 years from 12 May 1861

**Council tax:** Cardwells estate agents Bolton research indicates the property is band A annual charges of £1511

**Flood risk information:** Cardwells estate agents Bolton research indicates the property is in a very low 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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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