



**Trent Way, Kearsley, Bolton, BL4 8PT**

**Offers in the Region Of £259,950**

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! DOUBLE DRIVEWAY AND A GARAGE! FREEHOLD! A well presented 3 bedroom semi detached dorma bungalow located on Trent Way in the Kearsley area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance lobby, a spacious lounge with a feature electric fire and surround, a modern fully fitted kitchen including an integrated gas hob, electric oven and a chrome extractor hood, 2 double sized bedrooms to the ground floor, (one bedroom is currently utilised as a dining room), and a landscaped rear garden with patio area and an artificial grass lawn. To the upper floor you will find a double sized master bedroom including fully fitted wardrobes and a modern family bathroom including a vanity basin, toilet and a bath tub with a mixer shower over the bath and a glass shower screen. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Offers excellent transport links. The M60 and M62 motorway junctions are both within easy travelling distance. Kearsley railway station is around 1/2 mile from the station. An EPC is ordered and will be live on the advert soon.



## ACCOMMODATION

### **Entrance Lobby** 4' 6" x 6' 7" (1.38m x 2.00m)

The entrance lobby to the front of the property.

### **Lounge** 17' 5" x 10' 5" (5.3m x 3.18m)

A spacious lounge with a feature electric fire and surround. Plenty of space for modern furniture to fit easily. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Kitchen** 8' 5" x 9' 10" (2.56m x 3.0m)

A modern fully fitted kitchen including a gas hob, electric oven and a chrome extractor hood. A double glazed window and entrance door is fitted to the side aspect. Warmed by a gas central heated radiator.

### **Bedroom 2 (ground floor, currently used as dining room)** 14' 1" x 10' 3" (4.3m x 3.12m)

A double sized bedroom to the ground floor. Currently utilised as a dining room. Fitted with double glazed patio doors to the rear aspect. Warmed by a gas central heated radiator.

### **Bedroom 3 (ground floor)** 10' 7" x 9' 2" (3.23m x 2.8m)

A double sized bedroom to the ground floor. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.

### **Rear Garden** 29' 6" x 25' 2" (9.0m x 7.67m)

A landscaped garden to the rear including a patio area and an artificial grass lawn.

### **Master bedroom** 13' 5" x 9' 9" (4.1m x 2.96m)

A double sized master bedroom to the upper floor. Comes with fully fitted wardrobes and dresser. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Family Bathroom** 8' 11" x 5' 4" (2.72m x 1.62m)

A modern Family bathroom including a vanity basin, toilet and a bath tub with a mixer shower over the bath and a glass shower screen. Fully tiled walls and flooring. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated chrome towel holder.





