



MANCHESTER ROAD, KEARSLEY, BOLTON **SOLD**

OFFERS OVER £240,000 Leasehold

THREE BEDROOM EXTENDED SEMI DETACHED FAMILY HOME NO CHAIN***

- ***NO UPWARD CHAIN***
- 3 BEDROOMS
- GARDENS FRONT AND REAR
- OFF ROAD PARKING
- SEMI DETACHED
- LARGE KITCHEN

THREE BEDROOM EXTENDED SEMI DETACHED FAMILY HOME

OFFERED WITH NO CHAIN...Eric Clarke Estate Agents are pleased to offer for sale this extended three bedroom semi detached house, situated in a prominent elevated position, close to good transport links and amenities.

The property is in need of some modernisation however well presented and would make an ideal family home.

The accommodation briefly comprises Entrance porch, hallway, lounge a separate dining area, extended kitchen and utility room. Upstairs there are three bedrooms and a modern shower room. Outside there are mature gardens to the front and rear.

Council Tax Band: C (Bolton Council)

Tenure: Leasehold (904 years)

Ground Rent: £5 per year

Hall

w: 1.83m x l: 3.8m (w: 6' x l: 12' 6")

Living room

w: 3.03m x l: 3.55m (w: 9' 11" x l: 11' 8")

Dining Room

w: 3.41m x l: 3.55m (w: 11' 2" x l: 11' 8")

Kitchen

w: 4.11m x l: 3.84m (w: 13' 6" x l: 12' 7")

Landing

w: 2.05m x l: 1.73m (w: 6' 9" x l: 5' 8")

Bedroom 1

w: 3.38m x l: 4.03m (w: 11' 1" x l: 13' 3")

Bedroom 2

w: 3.38m x l: 3.18m (w: 11' 1" x l: 10' 5")

Bedroom 3

w: 2.06m x l: 2.43m (w: 6' 9" x l: 8')

Bathroom

w: 2.27m x l: 2.01m (w: 7' 5" x l: 6' 7")



MANCHESTER ROAD, KEARSLEY, BOLTON
OFFERS OVER £240,000 Leasehold

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.