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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 I: 3.8m (w: 6' x I: 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 I: 3.18m (w: 11' 1" x I: 10' 5")

Bedroom 3

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

Bathroom

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











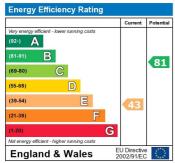






MANCHESTER ROAD, KEARSLEY, BOLTON

Ground Floor Bedroom 2 Bathroom Living Room Hall Porch Bedroom 3



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.

