



**Ellen Grove, Kearsley, Bolton, BL4 8RQ**

**£250,000**

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! REQUIRES COSMETIC REFURBISHMENT AND PRICED ACCORDINGLY! 2 RECEPTION ROOMS! LARGE REAR GARDEN WITH SPACE TO EXTEND TO THE SIDE AND REAR. A spacious 3 bedroom semi detached property, with a driveway and a garage, located at the head of a quiet cul-de-sac at Ellen Grove in the Kearsley area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance hallway, 2 spacious reception rooms, a fully fitted kitchen with an integrated gas hob, grill, oven and an extractor hood, integrated garage and a spacious rear garden with a grass lawn and greenhouses included. To the upper floor you will 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, a modern family bathroom with a vanity basin and a walk in shower, and a separate toilet (adjacent to the Family bathroom). The loft space has been converted with a velux style window fitted, with access via a pull down ladder. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Positioned in a very popular, sought after location. Close by to local schools, and offers excellent



## ACCOMMODATION

### **Entrance Hallway** 16' 4" x 6' 7" (4.97m x 2.0m)

The entrance hallway to the front of the property. Fitted with a double glazed entrance door and surround. Warmed by a gas central heated radiator.

### **Lounge** 13' 10" x 13' 7" (4.21m x 4.13m)

A spacious lounge to the front of the property. Plenty of space for modern furniture to fit easily. A large double glazed bay window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Reception Room 2** 13' 0" x 13' 7" (3.95m x 4.14m)

A second reception room to the rear of the property. Fitted with a pair of double glazed french doors to the rear aspect. Warmed by a gas central heated radiator.

### **Kitchen** 12' 4" x 8' 2" (3.76m x 2.5m)

A fully fitted kitchen with an integrated gas hob, electric grill, oven and an extractor hood. A double glazed window is fitted to the rear aspect.

### **Rear Garden**

A spacious rear garden with a grass lawn and greenhouses included. Space to extend to the side and rear.

### **Master bedroom** 13' 11" x 11' 11" (4.24m x 3.62m)

A double sized Master bedroom to the front of the property. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

### **Bedroom 2** 13' 0" x 10' 3" (3.96m x 3.12m)

A second double sized bedroom to the rear of the property. Comes with fitted wardrobes to one wall. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Bedroom 3** 9' 1" x 8' 3" (2.77m x 2.52m)

A single sized bedroom to the front of the property. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Family Bathroom** 6' 10" x 8' 1" (2.08m x 2.47m)

A Family bathroom to the rear of the property. Comes with a vanity basin and a shower cabinet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Separate Toilet (Adjacent to the Family bathroom)** 5' 10" x 2' 4" (1.77m x 0.72m)

A separate toilet adjacent to the Family bathroom.





