



Lord Street, Kearsley, Bolton, BL4 8BE

Offers in the Region Of £179,950

STUNNING HIGH QUALITY PRESENTATION THROUGHOUT! An extremely well presented, spacious mid terraced home, located on Lord St in Kearsley, Bolton. In a 'walk in and live' condition, this property is an absolute credit to the current owners and is ideal for a first time buyer or those looking to downsize. Briefly comprises of the following, an enclosed entrance vestibule, a spacious lounge with a feature electric fire and surround, a large kitchen with an integrated hob, grill, oven and an extractor hood with space for a good sized table and chairs, a separate utility room with a sink and drainer, a useful downstairs W/C and a low maintenance rear yard, with block paving and a seating area. To the upper floor, you will find a fantastic modern family bathroom with a 3 piece suite in white and grey, including a basin, toilet and a bath tub with a shower over the bath and glass shower screen, a very spacious master bedroom with fitted wardrobes and a single bedroom to the rear, plus a converted loft space with a pull down ladder. Within easy reach of the centre of Farnworth, with excellent transport links to the M60 motorway and Manchester City Centre by bus, car or train. Comes with double glazed



ACCOMMODATION

Entrance Vestibule 3' 3" x 3' 2" (1.00m x 0.97m)

The entrance vestibule with a composite double glazed entrance door to the front aspect.

Lounge 14' 8" x 14' 2" (4.48m x 4.32m)

A spacious lounge with a feature electric fire and surround. Plenty of space for modern furniture to fit easily. Decorated in neutral colours with a patterned feature wall and a mid oak wooden floor. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

Kitchen 13' 5" x 14' 2" (4.09m x 4.31m)

A modern fully fitted kitchen with an integrated electric hob, grill, oven and a chrome extractor hood. Decorated in light green with a fully tiled floor in beige. Space for a good sized dining table and chairs. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Utility room 9' 8" x 6' 7" (2.94m x 2.0m)

A utility room to the rear of the property. Comes with a sink and drainer. Plumbed in for a washing machine. Decorated in light green with a beige tiled floor. Fitted with a double glazed window and entrance door to the side aspect. Warmed by a gas central heated radiator.

Downstairs W.C 3' 5" x 6' 1" (1.03m x 1.86m)

A useful downstairs W.C with a basin and a toilet.

Master bedroom 14' 4" x 13' 10" (4.37m x 4.22m)

A very spacious, double sized Master bedroom to the front of the property. Comes with fully fitted wardrobes with a bridging unit and a dresser. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 9' 11" x 7' 9" (3.03m x 2.35m)

A single sized bedroom to the rear of the property. Decorated in pink with a beige coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Family Bathroom 7' 5" x 6' 1" (2.26m x 1.85m)

A modern Family bathroom with a 3 piece suite in white, including a vanity basin, toilet and a bath tub with a mixer shower over the bath and a glass shower screen. Comes with fully tiled walls in white, with a grey floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated towel holder.

Converted Loft Space 14' 9" x 13' 8" (4.5m x 4.16m)

Converted loft space with a pull down ladder.



