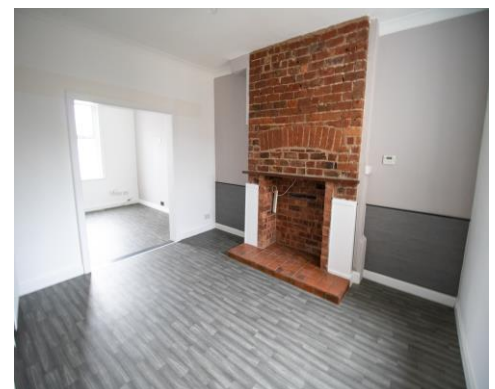
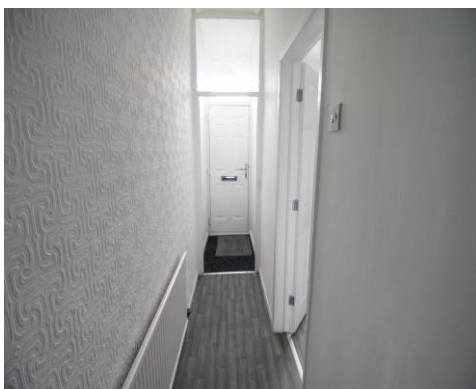




Grosvenor Street, Kearsley, Bolton, BL4 8BH

£169,950

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! 2 RECEPTION ROOMS! A recently refurbished, extremely well presented 3 bedroom mid terraced home, located on Grosvenor St in the Kearsley area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance hallway, 2 spacious reception rooms, a modern kitchen with an integrated gas hob, electric oven and a chrome extractor hood, and a good sized low maintenance yard to the rear. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, plus a modern fully fitted family bathroom with a 3 piece suite in white, including a 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 motorway junction is only a minute away by car, and within easy walking distance of Kearsley Railway Station. Plenty of local schools close by. Shops and supermarkets within walking distance in Farnworth town centre. Leasehold property with 845 years left on the lease. There is no ground rent payable



ACCOMMODATION

Entrance Hallway/Vestibule 9' 10" x 3' 3" (3.0m x 1.0m)

The entrance hallway and vestibule to the front of the property. Decorated in neutral colours with a grey wood laminate floor. Warmed by a gas central heated radiator. (Entrance Vestibule size is 1.45 L by 1.0 W).

Lounge 11' 10" x 11' 3" (3.6m x 3.42m)

A spacious lounge to the front of the property. Decorated in neutral colours with a grey wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Reception Room 2 13' 9" x 11' 5" (4.2m x 3.48m)

A second reception room to the rear of the property. Decorated in neutral colours with a grey wood laminate floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Kitchen 9' 11" x 6' 7" (3.03m x 2.0m)

A modern fully fitted kitchen in light oak with contrasting grey worktops. Comes with an integrated gas hob, electric hob and a chrome extractor hood. Decorated in neutral colours with a grey wood laminate floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Rear Yard

A low maintenance yard to the rear.

Master bedroom 14' 0" x 9' 8" (4.27m x 2.95m)

A double sized Master bedroom to the rear of the property. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 2 11' 6" x 7' 10" (3.5m x 2.4m)

A second double sized bedroom to the front of the property. Decorated in white, with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 3 8' 5" x 6' 5" (2.56m x 1.95m)

A single sized bedroom to the front of the property. 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.

Family Bathroom 9' 5" x 6' 1" (2.86m x 1.85m)

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



Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

