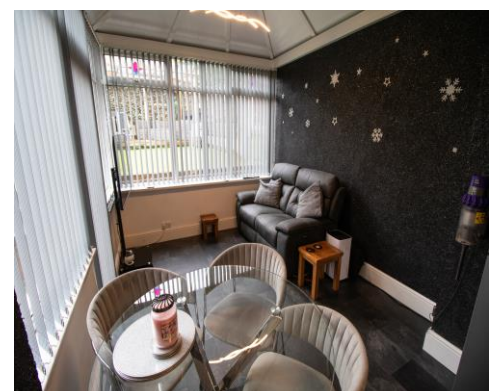




Holcombe Close, Kearsley, Bolton, BL4 8JU

Offers Over £225,000

An extremely well presented 3 bedroom semi detached home with a driveway and a garage, located on Holcombe Close in the Kearsley area of Bolton in Greater Manchester. With countryside views and walks on your doorstep, briefly comprises of the following, an entrance porch and hallway, a spacious lounge with a feature living flame gas fire and surround, a stunning modern kitchen with an integrated electric hob, grill, oven, chrome extractor hood and a wine cooler, an open plan conservatory that acts as a second reception room, and a landscaped rear garden with a patio area, decking and an artificial grass lawn. To the upper floor, you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, (fitted wardrobes to both double bedrooms) and a modern Family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath and a glass shower screen. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a modern combi boiler. Viewings by appointment only with Bolton Properties. EPC is band D, leasehold property with 938 years left on the lease, 12 per annum ground rent.



ACCOMMODATION

Entrance Porch 3' 1" x 6' 5" (0.95m x 1.95m)

The entrance porch to the front of the property. Space for shoes, coats and umbrellas.

Entrance Hallway 13' 10" x 5' 9" (4.21m x 1.75m)

The entrance hallway to the front of the property. Decorated in white and blue with a grey tiled floor. Storage under the stairwell. Fitted with a double glazed entrance door. Warmed by a gas central heated radiator.

Lounge 13' 2" x 11' 11" (4.02m x 3.64m)

A spacious lounge to the front of the property, with a feature living flame gas fire and surround. Decorated in neutral colours with a patterned feature wall and a grey coloured carpet. Plenty of space for modern furniture to fit easily. A large double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 8' 5" x 17' 6" (2.56m x 5.34m)

A stunning, modern fully fitted kitchen in white with contrasting grey worktops. Comes with an integrated electric hob, grill, oven, chrome extractor hood and a wine cooler. Plumbed in for a washing machine. Fitted with a double glazed window to the side aspect and a double glazed entrance door to the rear aspect. Tiled flooring in grey. Warmed by underfloor heating.

Conservatory 11' 7" x 9' 3" (3.54m x 2.83m)

An open plan double glazed conservatory to the rear, off from the kitchen. Used as a second reception room by the family. Space for sofas and a dining table and chairs. Fitted with double glazed windows and french doors. Warmed by a gas central heated radiator. Decorated in neutral colours with a patterned feature wall and a grey tiled floor. Warmed by underfloor heating.

Rear Garden

A landscaped garden to the rear, with a patio area, decking area and an artificial grass lawn.

Master bedroom 11' 10" x 9' 6" (3.6m x 2.90m)

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

Bedroom 2 9' 5" x 9' 7" (2.87m x 2.92m)

A second double sized bedroom to the rear of the property. Comes with fully fitted wardrobes in cream. 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 3 9' 6" x 6' 4" (2.9m x 1.94m)

A single sized bedroom to the rear. 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.

Family Bathroom 6' 0" x 6' 4" (1.83m x 1.92m)

A modern family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath and a glass shower screen. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.



Energy rating and score

This property's energy rating is D. 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		83 B
69-80	C		
55-68	D	67 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.

