



Trent Way, Kearsley, Bolton, BL4 8PR

£250,000

4 BEDROOMS. 2 RECEPTION ROOMS. GARDENS FRONT AND REAR. PLENTY OF PARKING. LARGE GARAGE. CENTRAL HEATING. SUPERB FAMILY HOME. VERY POPULAR LOCATION. If you are looking for a spacious, flexible family home, situated in a great location close to both the motorway and rail network, this much-loved family home is ticking all those boxes. In brief: entrance vestibule, lounge, dining room, kitchen, study/bedroom 4. First floor with three further bedrooms and family bathroom. Externally the property stands on a generous plot with established gardens to front and rear, driveway for multiple vehicles and large garage. Early viewings advised to avoid missing out. ENTRANCE VESTIBULE 5'6" x 3'10" (1.68 x 1.18) PVC double glazed entrance door, cloak cupboard. LOUNGE 17'3" x 10'3" (5.28 x 3.13) Double glazed window to front, radiator, dado rail, coving, inset living flame electric fire with Adams style surround. DINING ROOM 13'3" x 9'3" (4.05 x 2.84) Double glazed window to rear, radiator, dado rail and coving. KITCHEN 9'9" x 8'1" (2.98 x 2.48) Range of fitted wall and base units, slot in cooker with over head extractor, single drainer sink unit, tiled splash backs,



ACCOMMODATION

Front elevation

Entrance Vestibule 5' 6" x 3' 10" (1.68m x 1.17m)

PVC double glazed entrance door, cloak cupboard.

Lounge 17' 3" x 10' 3" (5.25m x 3.12m)

Double glazed window to front, radiator, dado rail, coving, inset living flame electric fire with Adams style surround.

Dining Room 13' 3" x 9' 3" (4.04m x 2.82m)

Double glazed window to rear, radiator, dado rail and coving.

Kitchen 9' 9" x 8' 1" (2.97m x 2.46m)

Range of fitted wall and base units, slot in cooker with over head extractor, single drainer sink unit, tiled splash backs, plumbed for washing machine, double glazed window to side, exit door.

Bedroom 4/Study 12' 0" x 9' 1" (3.65m x 2.77m)

Double glazed window to rear

Inner Hallway

Double glazed window to side, twist and turn staircase to first floor, under stairs storage.

Master bedroom 13' 11" x 10' 4" (4.24m x 3.15m)

Double glazed window to front, radiator, wardrobes.

Bedroom 2 9' 3" x 8' 5" (2.82m x 2.56m)

Double glazed window to rear, radiator.

Bedroom 3 9' 0" x 8' 7" (2.74m x 2.61m)

Double glazed window to rear, radiator.

Family Bathroom 8' 4" x 4' 11" (2.54m x 1.50m)

Three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, W/C, radiator, tiled walls, double glazed window to side.

Front garden & Driveway

Gated entrance, lawn with established planting, driveway extending full length of property

Garage 20' 4" x 8' 3" (6.19m x 2.51m)

Up and over door, pedestrian entrance door, power and lighting.

Rear Garden

Generous, enclosed garden, with lawn, paved patio and established planting.



Energy rating and score

This property's current 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		85 B
69-80	C		
55-68	D	66 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.



Ground Floor



First Floor

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