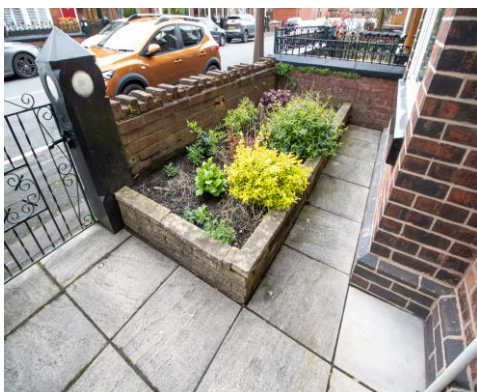




**Lord Street, Kearsley, Bolton, BL4 8AR**

**Offers in the Region Of £159,950**

**FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! 2 RECEPTION ROOMS! 3 BEDROOMS!** A well presented 3 bedroom mid terraced home, located on Lord Street in the Kearsley area of Bolton in Greater Manchester. Offers easy access to local schools, shops, the M60 motorway junction and Farnworth railway station. Bolton Hospital is also only a 7 minute journey by car. Briefly comprises of the following, an entrance vestibule and hallway, a spacious lounge with a feature electric fire and surround, a second reception room currently utilised as a dining room, a fully fitted kitchen with a standalone gas hob, grill and oven, plus a small rear yard with a garage. To the upper floor you will find 2 double sized bedrooms and 1 single bedroom, (both double bedrooms have fitted wardrobes) and a spacious Family bathroom with a basin, toilet and a shower cubicle. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. EPC is Band D. Leasehold property with 861 years left on the lease. 4.10 pounds ground rent per annum.



## ACCOMMODATION

### **Entrance Hallway/Vestibule** 11' 10" x 3' 10" (3.61m x 1.18m)

The entrance vestibule and hallway to the front of the property.

### **Lounge** 14' 2" x 11' 1" (4.32m x 3.39m)

A spacious lounge to the front of the property, with a feature electric fire and surround. Plenty of space for modern furniture to fit easily. 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.

### **Reception Room 2** 13' 0" x 11' 11" (3.95m x 3.63m)

A second reception room to the rear, currently utilised as a dining room. 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.

### **Kitchen** 10' 4" x 7' 3" (3.16m x 2.22m)

A fully fitted kitchen to the rear of the property. Comes with a standalone gas hob, electric grill and oven. Plumbed in for a washing machine with space for a tall fridge freezer. A double glazed window is fitted to the side aspect.

### **Rear Yard**

A small rear yard with a garage to the rear.

### **Master bedroom** 13' 3" x 8' 3" (4.03m x 2.52m)

A double sized Master bedroom to the rear of the property. Decorated with a patterned wallpaper with a grey coloured carpet. Comes with fully fitted wardrobes. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Bedroom 2** 11' 4" x 7' 11" (3.46m x 2.42m)

A second double sized bedroom to the front of the property. Decorated in neutral colours with a dark pink carpet. Comes with fully fitted wardrobes. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Bedroom 3** 9' 0" x 5' 11" (2.75m x 1.8m)

A single sized bedroom to the front of the property. Decorated with a patterned wallpaper with a dark pink carpet. A double glazed window is fitted to the front 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		82 B
69-80	C		
55-68	D	58 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.

