



Church Road, Kearsley, Bolton, BL4 8BP

Offers in Excess of £135,000

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! REQUIRES A FULL REFURBISHMENT AND MODERNISATION, WOULD SUIT A CASH BUYER DUE TO WORKS. (This property is currently in probate status). A 4 bedroom end terraced property with a front garden and a garage to the rear, located on Church Rd in the Kearsley area of Bolton in Greater Manchester. Offers excellent transport links with the M60 motorway junction only a minute away and Farnworth railway station within easy walking distance. Briefly comprises of the following, an entrance hallway, 2 spacious reception rooms, a fully fitted kitchen, small rear yard, 4 bedrooms (2 double sized and 2 single bedrooms) and a 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 throughout. Warmed by gas central heating via a combi boiler. Leasehold property with 826 years left on the lease. The ground rent payable is not stated. The EPC is ordered and will be live on the advert soon.



ACCOMMODATION

Entrance Hallway 15' 4" x 7' 8" (4.67m x 2.33m)

The entrance hallway to the front of the property.

Lounge 16' 2" x 12' 10" (4.92m x 3.92m)

A spacious lounge to the front of the property. Comes with a gas fire and surround. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Reception Room 2 14' 8" x 15' 7" (4.46m x 4.75m)

A second reception to the rear of the property. Comes with a gas fire and surround. A double glazed window is fitted to the side and rear aspect. Warmed by a gas central heated radiator.

Kitchen 17' 2" x 8' 0" (5.23m x 2.44m)

A fully fitted kitchen to the rear of the property.

Master bedroom 14' 4" x 11' 4" (4.36m x 3.46m)

A double sized Master bedroom to the front of the property. Comes with fully fitted wardrobes. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 2 14' 8" x 10' 1" (4.46m x 3.07m)

A second double sized bedroom. Comes with fully fitted wardrobes. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 7' 3" x 7' 11" (2.22m x 2.42m)

A single sized bedroom to the front of the property. Comes with fitted wardrobes. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 4 31' 6" x 5' 9" (9.60m x 1.74m)

A single sized bedroom to the rear of the property. Comes with a fitted wardrobe and a dresser. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Family Bathroom 9' 1" x 5' 3" (2.77m x 1.60m)

A 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 side aspect. Warmed by a gas central heated radiator.



