



**Pilkington Road, Kearsley, Bolton, BL4 8JG**

**£195,000**

FREEHOLD EXTENDED 3 BEDROOM SEMI. OPEN VIEWS TO FRONT & REAR. 2 RECEPTION ROOMS. GAS CENTRAL HEATING. DOUBLE GLAZING. LARGE REAR GARDEN. NO ONWARD CHAIN. CLOSE TO MOTORWAY & RAILWAY STATION. (Please note this property is in PROBATE, however it should not impact on the sale process due to average purchases taking 4 months currently in Bolton.) Enjoying a pleasant open aspect to both the front and rear this much love, extended family home offers comfortable accommodation for the family buyer. Warmed by gas central heating and double glazed the property comprises: entrance porch, hallway, lounge,/dining room, sitting room, extended kitchen, ground floor W/C. First floor offers 3 bedrooms and shower room. Externally there are gardens to front and rear. The properties' location gives excellent access to the motorway and rail network, which are both within 1/4 of a mile. Offered with no onward chain. BUYERS NOTES We have been advised by the owners of the below details but advise clarification from your solicitor / conveyancer and surveyor prior to purchase: Age Band property built - 1930 - 1949 Lease status - Freehold No



## ACCOMMODATION

### **Entrance Hallway** 13' 6" x 6' 7" (4.11m x 2.01m)

Entrance door, radiator, spindle staircase to First Floor.

### **Ground Floor WC** 5' 10" x 2' 9" (1.78m x 0.84m)

PVC double glazed window to rear, W/C and hand wash basin.

### **Lounge/Dining Room** 13' 4" x 11' 9" (4.06m x 3.58m)

PVC double glazed bay window to front, radiator.

### **Sitting Room** 12' 11" x 11' 8" (3.93m x 3.55m)

PVC double glazed window to rear, radiator, inset living flame gas fire with Adams style surround, coving.

### **Kitchen** 17' 4" x 6' 7" (5.28m x 2.01m)

Range of wall and base units, space for slot in cooker, single drainer stainless steel sink unit with mixer tap, plumbed for washer, radiator, PVC double glazed window to rear and side, exit door.

### **First Floor Landing** 9' 8" x 6' 9" (2.94m x 2.06m)

PVC double glazed window to side, loft access point.

### **Master bedroom** 12' 5" x 11' 7" (3.78m x 3.53m)

PVC double glazed window to front, radiator.

### **Bedroom 2** 12' 3" x 11' 7" (3.73m x 3.53m)

PVC double glazed window to rear, radiator, cupboard.

### **Bedroom 3** 8' 7" x 6' 11" (2.61m x 2.11m)

PVC double glazed window to front, radiator.

### **Shower Room** 6' 7" x 6' 2" (2.01m x 1.88m)

Three piece suite comprising of shower cubicle, chrome heated towel rail, tiled walls and floor, PVC double glazed window to rear

### **Separate WC**

PVC double glazed window to side, W/C.

### **Rear garden**

Lawned garden, paved patio, established borders.



# 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		81 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.



## Ground Floor

## First Floor

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