



**Avon Road, Kearsley, Bolton, BL4 8PW**

**Offers in the Region Of £189,950**

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! A well presented 2 bedroom semi detached home with a huge front driveway, double garage and an extremely spacious rear garden, located on Avon Road in the Kearsley area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance porch, a spacious lounge with a feature living flame gas fire and surround, a fully fitted kitchen in white, with a separate dining room, plus a very spacious rear garden with plenty of space for extensions. To the upper floor, you will find 2 double sized 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 and doors throughout. Warmed by gas central heating. An EPC is ordered and will be live on the advert soon. Please note, due to COVID 19, a face mask or a covering must be worn whilst inside the property.



## ACCOMMODATION

### **Lounge** 14' 8" x 15' 11" (4.46m x 4.84m)

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 beige coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Kitchen** 14' 8" x 9' 5" (4.48m x 2.87m)

A modern fully fitted kitchen in white, with contrasting dark grey worktops. Decorated in white, with part tiled walls and a grey floor.

### **Dining Room** 15' 1" x 7' 10" (4.61m x 2.38m)

A dining room, adjacent to the kitchen to the rear of the property. Decorated in neutral colours with a laminate floor in beige. Fitted with double glazed windows to the rear aspect, with wooden french doors through to the lounge. Warmed by a gas central heated radiator.

### **Rear Garden**

A very spacious garden to the rear with a decking area for sitting out on.

### **Master bedroom** 11' 1" x 16' 1" (3.39m x 4.9m)

A double sized master bedroom to the front of the property. Space for fitted or free standing wardrobes. Decorated in neutral colours with a light grey coloured carpet. Fitted with 2 double sized bedrooms to the front aspect. Warmed by a gas central heated radiator.

### **Bedroom 2** 10' 7" x 9' 3" (3.23m x 2.82m)

A second double sized bedroom to the rear of the property. 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' 6" (1.84m x 1.97m)

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. Decorated in neutral colours with part tiled walls and a grey tiled floor. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated chrome towel holder.





