

**317 Bolton Road, Kearsley, Bolton, BL4 8NH**



**THE PROPERTY:**

This substantial end terraced property must be viewed to appreciate all on offer. Warmed by gas central and double glazed the property boasts a garage to the rear and comprises: Entrance Hallway, Lounge, Large fitted dining Kitchen with patio doors to rear, Three Bedrooms, Bathroom. A Lovely family home with excellent links to the motorway and rail network.

**£114,950**

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**THE ACCOMMODATION:**

**ENTRANCE HALLWAY**

PVC entrance door, double radiator, spindle staircase to 1st Floor.

**LOUNGE**

15'7" x 11'9" (4.75m x 3.58m). PVC double glazed bay window to front, inset living flame gas fire with Adams style surround, single radiator.



**DINING KITCHEN**

17'6" x 14'5" (5.33m x 4.4m). PVC double glazed window to rear, range of wall and base units, integrated oven and hob, overhead extractor, single drainer sink unit, mixer tap, plumbed for washer. Dining Area: PVC double glazed French doors to rear, single radiator.



**1ST FLOOR**

**BEDROOM 1**

13'3" x 10'10" (4.04m x 3.3m). PVC double glazed window to front, single radiator, fitted robes and furniture.

**BEDROOM 2**

14'5" x 8'7" (4.4m x 2.62m). PVC double glazed window to rear, single radiator, fitted robes.

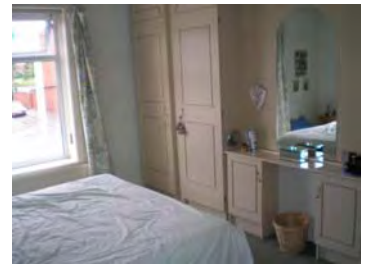
**BEDROOM 3**

7'3" x 5'5" (2.2m x 1.65m). PVC double glazed window to front, single radiator.



**BATHROOM**

10'8" x 7' (3.25m x 2.13m). PVC double glazed window to rear, 3 piece suite comprising of panelled bath with shower over, pedestal hand wash basin, W/C, single radiator, laminate floor, inset spots.



**LANDING**

Loft access point.



**EXTERNALLY**

**TO FRONT**

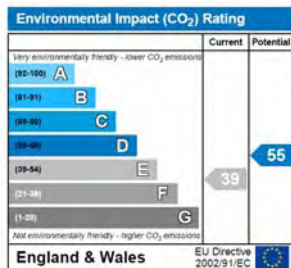
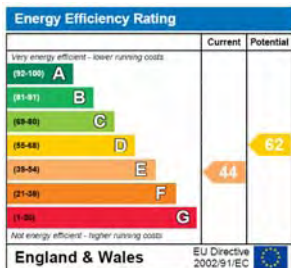
Front garden.

**TO REAR**

Paved garden, established beds.

**SINGLE GARAGE**

Up and over door.



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