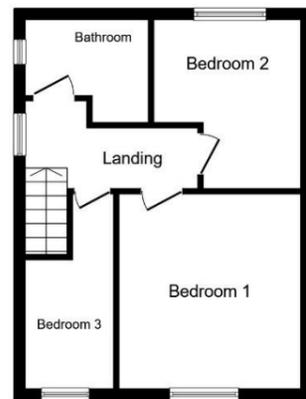


Ground Floor



First Floor

Total floor area 89.3 sq.m. (961 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

www.cardwells.co.uk

MELVILLE ROAD, KEARSLEY, BL4 8JD



- Semi detached family home
- Three bedrooms
- Lounge and kitchen/diner
- Large garage
- Low maintenance gardens
- Driveway parking
- Close to motorway networks
- Well presented



Offers in the Region Of £205,000

BOLTON

11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

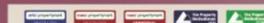
BURY

14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.



Located within the ever popular area of Kearsley is this well presented semi detached home. You enter the property via a porch to the entrance hallway which leads into a good sized lounge with double glazed window to the front. The lounge then opens up into the kitchen/diner which has a range of fitted wall and base units with extractor fan, electric hob, electric oven and an integrated fridge/freezer. The kitchen/diner also gives access to a large garage. To the first floor there are three bedrooms, two double and a single with a modern four piece bathroom suite which includes a Wc, sink, free standing bath and a walk in shower cubicle. For further information and to arrange a viewings call Cardwells Estate Agents Bolton 01204381281 email bolton@cardwells.com.uk or visit cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: Ceiling light point, double glazed window to the front.

Entrance Hallway: Ceiling light point, radiator, stairs to the first floor.

Lounge: 14' 2" x 13' 9" (4.33m x 4.19m) Ceiling light point, radiator, double glazed window to the front, electric fire and surround.

Kitchen/diner: 18' 1" x 8' 11" (5.50m x 2.71m) Ceiling light point, downlights, French doors leading to the rear, single glazed window to the rear, fitted wall and base units with extractor fan, electric hob and oven, integrated fridge/freezer, space for a washing machine, under stairs storage.

Landing: Ceiling light point, double glazed window to the side, wooden flooring, access to the loft which has been boarded and has a skylight.

Bedroom 1: 12' 0" x 11' 4" (3.67m x 3.45m) Ceiling light point, double glazed window to the front, radiator.

Bedroom 2: 10' 11" x 9' 2" (3.33m x 2.79m) Ceiling light point, double glazed window to the rear, radiator.

Bedroom 3: 7' 11" x 6' 5" (2.41m x 1.96m) Ceiling light point, double glazed window to the front, radiator.

Bathroom: 8' 5" x 4' 9" (2.57m x 1.44m) Downlights, vertical wall mounted ladder radiator, vanity unit with inset sink, wc, freestanding bath with mixer tap and a shower cubicle, wooden flooring with tiled walls.

Garage: 20' 0" x 9' 6" (6.09m x 2.90m) Ceiling light point, up and over garage door, single glazed windows to the side, door to the rear.

Externally: To the front of the property there is a gravelled driveway leading to a large garage and a low maintenance garden with artificial grass. At the rear of the property there is a large decking area, perfect for entertaining with steps down to low maintenance artificial grass.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.05 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

Council Tax: Cardwells Estate Agents Bolton pre marketing research indicates that the council tax is band A with Bolton Council at an approximate cost of around £1306 per annum.

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Thinking of selling or letting: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a mortgage: Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

