



Station Road, Kearsley, Bolton

Offers Over £259,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom end terrace home, full of character and charming period features, situated in the popular residential area of Kearsley, Bolton. Combining timeless elegance with modern comforts, this wonderful home offers generous living accommodation throughout, making it an excellent choice for growing families looking for space, style and convenience. Kearsley is well regarded for its excellent range of local amenities, including supermarkets, independent shops, cafés, well-regarded schools and leisure facilities, all within easy reach. Commuters will appreciate the property's fantastic transport connections, with Kearsley Railway Station providing direct links into Manchester and Bolton, regular bus routes nearby, and convenient access to the M61, M60 and A666, making travel across the North West simple. Nearby Bolton town centre and Manchester city centre offer an extensive selection of shopping, dining and entertainment options, while local parks and green spaces provide plenty of opportunities for outdoor recreation.

Stepping through the front vestibule, you are welcomed into an inviting reception hall where the staircase immediately showcases the home's traditional character and period charm. To the front, the spacious lounge is flooded with natural light from the beautiful bow window, while a feature log burner creates a warm and cosy focal point, perfect for relaxing evenings. Continuing through the home, you'll find a separate dining room with an attractive bay window overlooking the rear, offering a versatile space equally suited to formal dining, a family room or a home office. The beautifully designed kitchen is finished in a stylish green colour palette and benefits from integrated appliances, ample worktop space and a large pantry cupboard, providing both practicality and character. Completing the ground floor is a useful utility room positioned to the rear, offering additional storage and laundry space.

The first floor continues to impress with three generously proportioned bedrooms, each providing comfortable accommodation for family living. The spacious principal bedroom benefits from fitted wardrobes as well as its own convenient two-piece en-suite. The remaining bedrooms are well suited for children, guests or those working from home, while the contemporary three-piece family bathroom has been finished to a modern standard and serves the household perfectly.

Externally, the property enjoys on-road parking to the front, with a gated entrance leading through to a pleasant seating area before reaching the front door, creating an attractive approach to the home. To the rear, the enclosed yard offers a private seating area ideal for enjoying the warmer months, alongside useful brick-built outbuildings providing excellent additional storage. Beautifully presented throughout, blending attractive period features with tasteful modern updates, this charming family home offers spacious accommodation in a highly convenient location and is ready for its next owners to move straight in and enjoy.















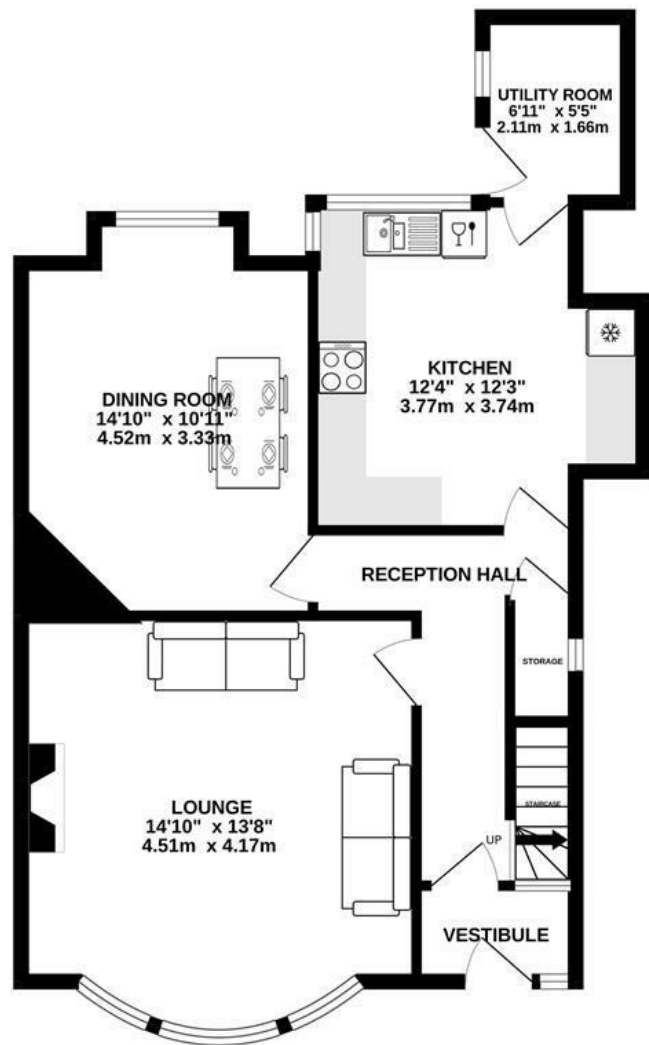




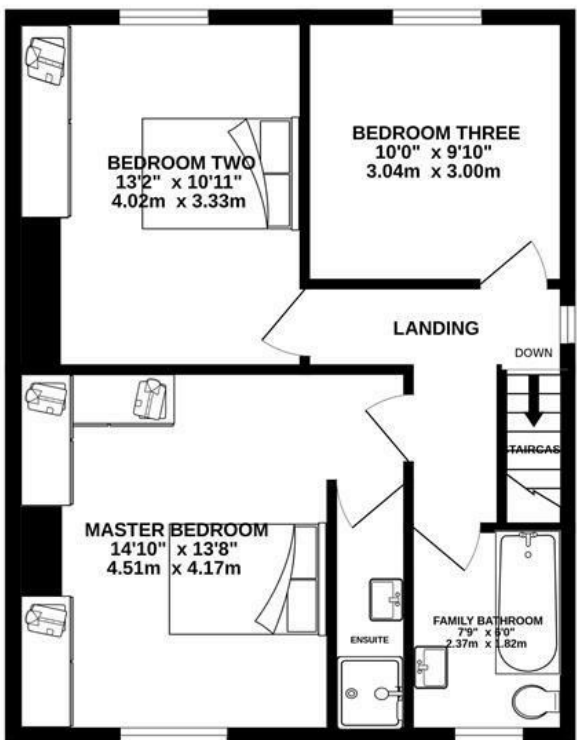


BEN ROSE

GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
544 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1189 sq.ft. (110.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

