

# BEN ROSE



**Manchester Road, Kearsley, Bolton**

**Offers Over £179,995**

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom mid-terrace property, located in the sought-after area of Kearsley, Bolton. This home is ideal for first-time buyers and is conveniently situated just a short drive from Bolton town centre, offering excellent local schools, shops and amenities. The property also boasts fantastic public transport links and easy access to the M61 motorway. Early viewing is highly recommended to avoid disappointment.

Stepping into the property through the welcoming entrance porch, you are greeted by a spacious lounge featuring a gas fireplace and a beautiful bay window. From here, you enter the generously sized kitchen/diner, which offers modern wall and base units, an integrated oven, hob, fridge, washing machine, and dryer, along with ample space for a family dining table. Double patio doors provide access to the rear garden.

Ascending to the first floor, you will find two well-proportioned bedrooms and a beautiful four-piece family bathroom. Additional storage is conveniently available on the landing.

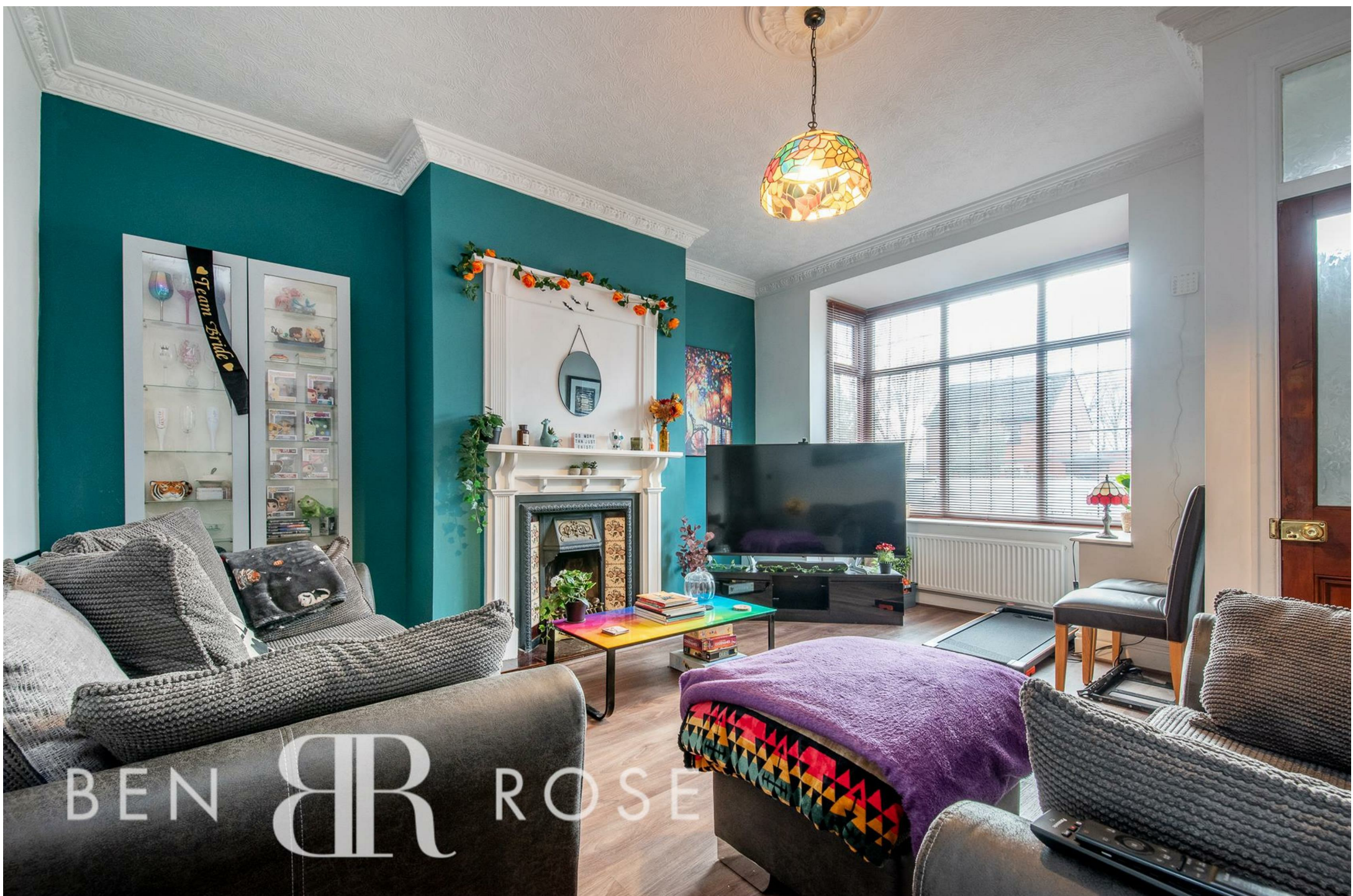
On the third level, there is a convenient attic room offering a versatile space suitable for various uses, such as an office, playroom, snug, or third bedroom.

Externally, at the front, there is a gated flagged garden leading to the front door, with plenty of on-road parking available. To the rear, you'll find a generously sized paved garden, perfect for adding outdoor furniture and enjoying the outdoors.





















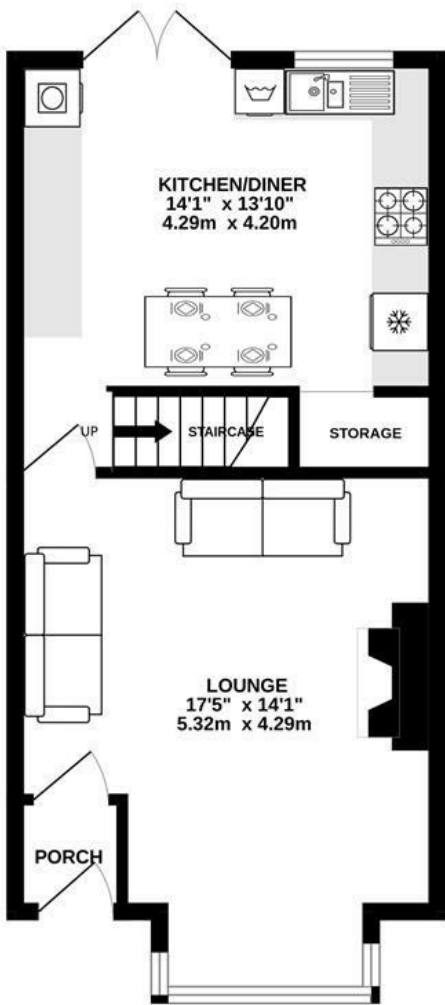




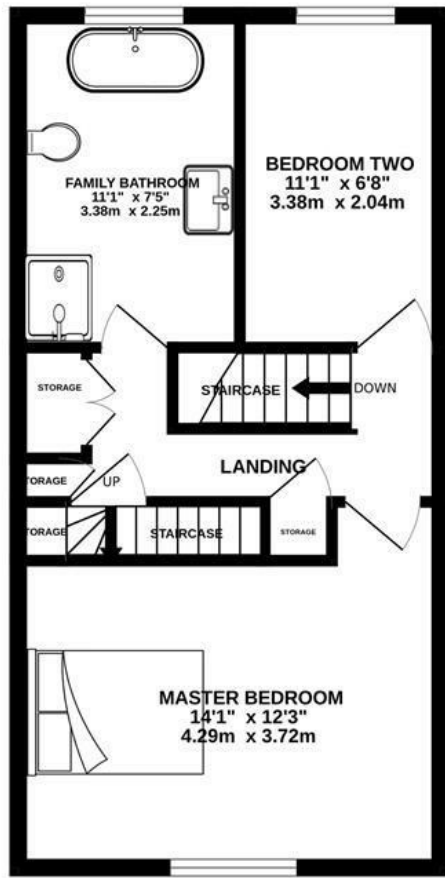


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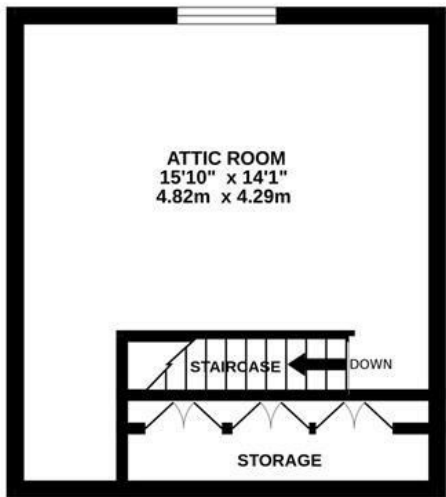
GROUND FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



2ND FLOOR  
223 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA : 1034 sq.ft. (96.0 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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

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