



Mather Street, Kearsley, Bolton

Offers Over £179,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom mid-terrace property, located in the sought-after area of Kearsley, Bolton. Ideally suited to first-time buyers, this delightful family home is perfectly positioned between Farnworth and Kearsley, offering convenient access to a superb range of local amenities and just a short drive from Bolton town centre. Residents will also benefit from excellent nearby schools, shops, and transport links, as well as easy access to the M61 motorway, making it an ideal location for commuters.

Stepping into the property, you are greeted by a welcoming entrance hall, with a staircase located at the far end leading to the upper level. To the right, you'll find the spacious lounge, featuring beautiful high ceilings, a charming bay window that floods the room with natural light, and a feature fireplace that adds warmth and character. From here, you enter the generous kitchen/diner. The kitchen is equipped with an integrated oven and hob, alongside ample space for freestanding appliances. The dining area provides plenty of room for a family dining table, with double patio doors leading through to the conservatory at the rear. The bright and airy conservatory offers versatile additional living space, with further double doors opening out to the rear garden.

Upstairs on the first floor, there are two well-proportioned bedrooms, both benefitting from fitted storage. A four-piece family bathroom, complete with a newly installed shower, completes this level.

On the top floor, you'll find the generously sized loft bedroom, featuring skylight windows and convenient access to eaves storage.

Externally, the property offers plenty of on-street parking to the front. To the rear is a well-maintained, L-shaped yard with a raised decking area — the perfect spot to relax or entertain in the afternoon sunshine.

Early viewing is highly recommended to avoid disappointment.













