

# Monton Office

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222 Monton Road, Monton  
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@homeinmonton



## 422 Bolton Road Kearsley Bolton BL4 8NJ

### Offers over £180,000

NO VENDOR CHAIN! FURNITURE PACKAGE AVAILABLE! HOME ESTATE AGENTS are thrilled to offer for sale this recently updated three bedroom period terrace property which offers accommodation over three floors. Offering spacious accommodation over three floors, to the ground floor the property comprises vestibule, lounge, dining room, modern fitted kitchen, utility room. To the first floor there is a shaped landing with stairs to the second floor, two bedrooms and a recently fitted shower room. To the second floor there is the third bedroom along with useful storage area in the eaves of the property. The property offers double glazing and is gas central heated. Externally, as the property is elevated, there is a raised garden to the front and a paved yard area to the rear. Accessed from the rear alley, there is a roller shutter which allows access for one car to be stored in the yard area is required. Ideally located in a popular Kearsley position with easy access to Bolton, Swinton and the motorway networks to Manchester and Liverpool. Offered with NO VENDOR CHAIN! Call HOME On 01617898383 to view!

- NO VENDOR CHAIN!
- Lounge
- Two bedrooms and family bathroom to the first floor
- Popular Kearsley position!
- Accommodation over three floors
- Dining room
- Third bedroom and storage room to the second floor
- Vestibule
- Modern fitted kitchen and utility area
- PARKING TO THE REAR!



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**Vestibule 4'1 x 4'0 (1.24m x 1.22m)**

**Lounge 13'1 x 11'0 (3.99m x 3.35m)**

**Dining room 13'1 x 13'0 (3.99m x 3.96m)**

**Kitchen 15'0 x 6'0 (4.57m x 1.83m)**

**Utility area 6'0 x 5'1 (1.83m x 1.55m)**

**First floor shaped landing**

**Bedroom One 13'1 x 11'0 (3.99m x 3.35m)**

**Bedroom Two 12'1 x 7'1 (3.68m x 2.16m)**

**Shower room 7'0 x 5'0 (2.13m x 1.52m)**

**Second floor landing**

**Bedroom Three 13'0 x 11'0 (3.96m x 3.35m)**

**Store room 13'0 x 5'0 (3.96m x 1.52m)**

#### **Sales info**

We are advised that the property is leasehold. We are advised that the initial lease was granted for 950 years commencing 1887. There is a ground rent payable of approx.. £13.00 per annum.

We are advised that the current council tax band is band A.

The current EPC rating is TBC

#### **IMPORTANT INFORMATION -**

PLEASE NOTE: Home Estate Agents have not tested the services and appliances

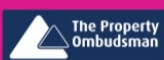
described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted and floorplans are approximate and are for illustration only.

Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. You will be required to provide proof and evidence of funding for any offers made prior to any offer being formally accepted. To comply with the money laundering regulation and terrorist financing regulations 2022, you will be required to complete mandatory money laundering identification checks via our third party provider and provide identification and proof of address before proceeding.



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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553





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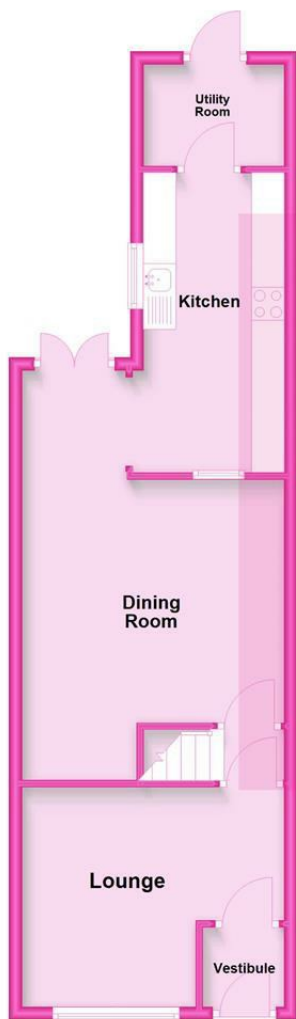
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## Ground Floor

Approx. 48.7 sq. metres (524.6 sq. feet)



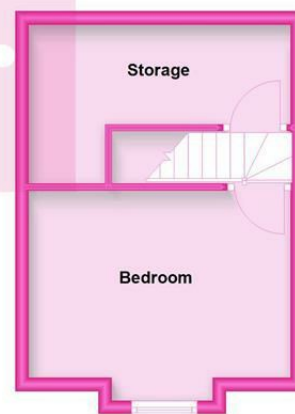
## First Floor

Approx. 32.2 sq. metres (346.4 sq. feet)



## Second Floor

Approx. 22.1 sq. metres (237.4 sq. feet)



Total area: approx. 103.0 sq. metres (1108.4 sq. feet)

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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