



Claves.



## Mossfield Road

Bolton, BL4 8LU

Offers around £150,000



This extended three-bedroom semi-detached property in Kearsley offers a great amount of space, making it perfect for a lovely family home! The property would benefit from some cosmetic upgrades and holds heaps of potential both inside and out...



## Step Inside

Park up on the private drive and enter the property through the front entrance porch, which leads onto the hallway... Immediately to the right lies the lounge – a large room spanning the length of the property from front to back, with glass double doors leading out onto the back garden. Owing to its generous size the current layout of this room features a dining area too! The kitchen is also well proportioned and could afford a dining area within it due to its generous footprint. The kitchen is home to the boiler which has very recently been serviced, plentiful cupboard space, in addition to integrated appliances including oven, four-plate gas hob with extractor, and dishwasher.

Up the stairs from the main hallway and the landing connects the bedrooms and family bathroom... Two of the three bedrooms are good sized doubles with the third being a large single, and the family bathroom includes a four-piece suite consisting of bath, separate shower, wash basin and WC.

## Outside Space & Location

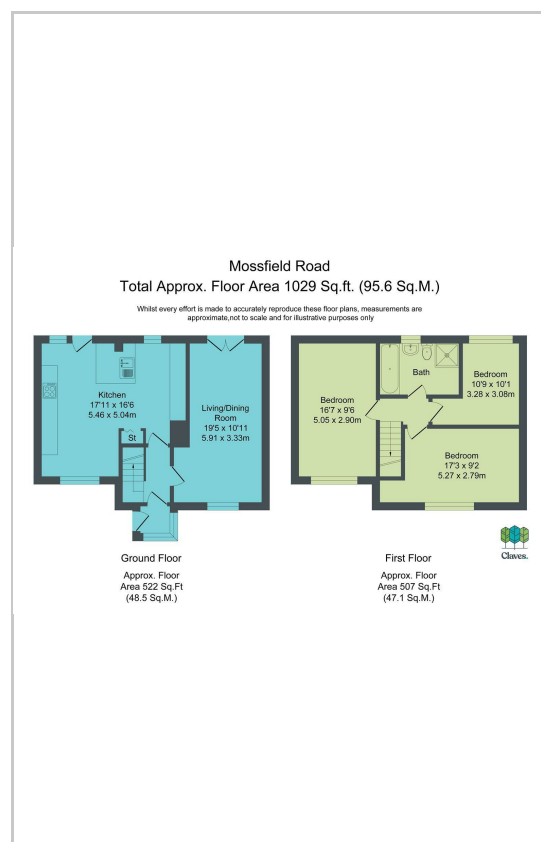
This property benefits from a block paved private drive and front garden, as well as a large garden at the rear. The back garden provides plenty of space and potential... Whether you'd be interested in adding an extension to the rear (subject to planning), or perhaps you'd like to landscape it, there's lots you can do with this fantastic amount of outside space!

Situated within a development near Bolton Road and Manchester Road, all the major amenities and transport links of Kearsley are located nearby.

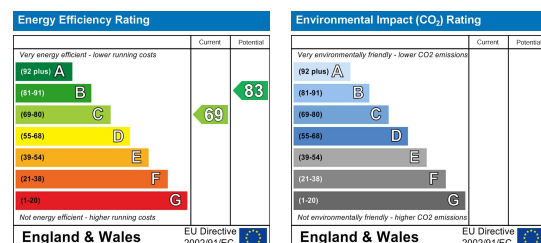
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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