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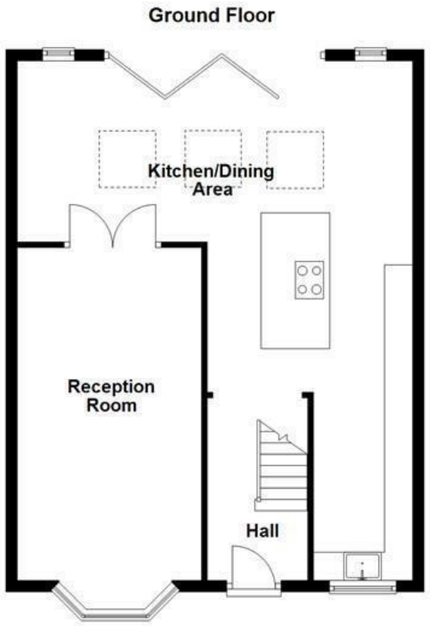
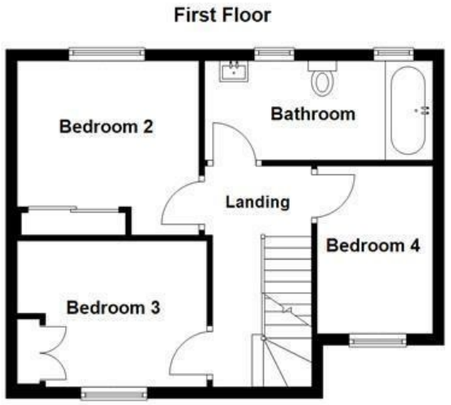
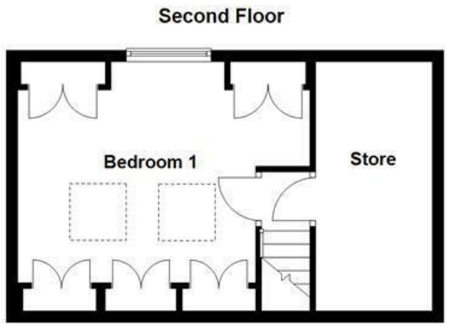
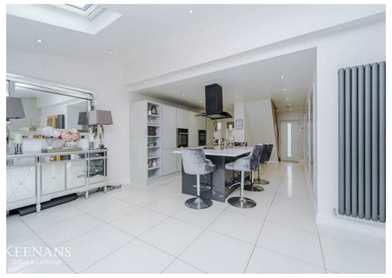








Elm Road, Kearsley, BL4 8LL

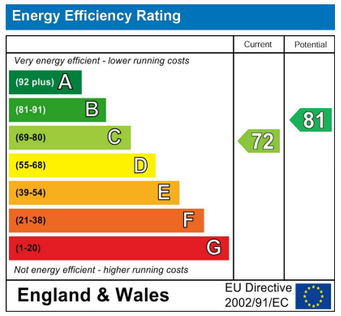
Offers Over £300,000

AN EXQUISITE FAMILY HOME

Having undergone a full transformation, being stripped back to brick, with an enviable extension and all external brick taken down and rebuilt in new, this idyllic four bedroom property is being proudly welcomed to the market in the desirable location of Kearsley. Flowing internally with character and charm and being a credit to the current owner, this property has been transformed into a luxurious and stylish home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Swinton, Bolton, Manchester and major motorway links. With an enviable open plan kitchen diner, four generously sized bedrooms and the highest quality finish, this property is truly the perfect family home with no details missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, open plan kitchen diner and houses a staircase to the first floor. The reception room boasts an enviable media wall whilst the kitchen diner benefits from modern wall and base units, high quality integrated appliances and leads out to the rear through bi-folding doors. The first floor comprises of doors on to three generously sized bedrooms, a modern family bathroom and staircase to the second floor. The second floor benefits from the spacious main bedroom. Externally there is a low maintenance garden to the rear with composite decking and Indian stone paving. To the front there is a gated double driveway.

For further information or to arrange a viewing please contact our Swinton branch at your earliest convenience.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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www.keenans-estateagents.co.uk

Elm Road, Kearsley, BL4 8LL

Offers Over £300,000

4 1 1 C

- Exquisite Semi Detached Property
- Stylish Interior
- Off Road Parking
- Council Tax Band A
- Four Bedrooms
- Highest Quality Finish
- Tenure Freehold
- Full Renovation
- Perfect Family Home
- EPC Rating TBC

Ground Floor

Entrance Hall

10'7 x 5'11 (3.23m x 1.80m)

Composite double glazed frosted front door, central heating radiator, spotlights, smoke detector, tiled flooring, oak single glazed door to reception room, open to kitchen/dining area and stairs to first floor.

Reception Room

19'4 x 10'10 (5.89m x 3.30m)

Inset UPVC double glazed bay window, central heating radiator, wood panelled elevations, media wall with television point and electric living flame fire, two feature wall lights and oak single glazed double doors to kitchen/dining area.

Kitchen/Dining Area

30'2 x 23'1 (9.19m x 7.04m)

Three UPVC double glazed windows, three Velux windows, upright central heating radiator, spotlights, range of mixed high gloss wall and base units with marble work surfaces, inset composite sink with high spout spring mixer tap, integrated high rise oven, combi microwave/oven and warming drawer, four ring induction hob, integrated fridge freezer, dishwasher and wine cooler, central island with breakfast bar, tiled flooring with underfloor heating and UPVC double glazed bi-folding doors to rear.

First Floor

Landing

13'3 x 6'5 (4.04m x 1.96m)

Spotlights, oak doors leading to three bedrooms, bathroom and stairs to second floor.

Bedroom Two

10'7 x 10'1 (3.23m x 3.07m)

UPVC double glazed window, central heating radiator, television point and fitted wardrobes.

Bedroom Three

11'0 x 8'11 (3.35m x 2.72m)

UPVC double glazed window, central heating radiator, television point and fitted wardrobes.

Bedroom Four

9'9 x 6'0 (2.97m x 1.83m)

UPVC double glazed window, central heating radiator and loft access.

Bathroom

13'3 x 5'9 (4.04m x 1.75m)

Two UPVC double glazed frosted windows, chrome heated towel rail, dual flush WC, wall mounted vanity top wash basin with mixer tap, tiled panel bath with spotlights, mixer tap, overhead direct feed rainfall shower and rinse head, inset shelving, tiled elevations, spotlights, PVC panelling to ceiling, LED illuminated mirror, extractor fan, integrated television, new light sensor and tiled flooring with underfloor heating.

Second Floor

Landing

7'4 x 2'8 (2.24m x 0.81m)

Velux window, spotlights, storage cupboard and door to bedroom one.

Bedroom One

17'0 x 14'1 (5.18m x 4.29m)

UPVC double glazed window, two Velux windows, air conditioning and heating unit, spotlights and fitted wardrobes.

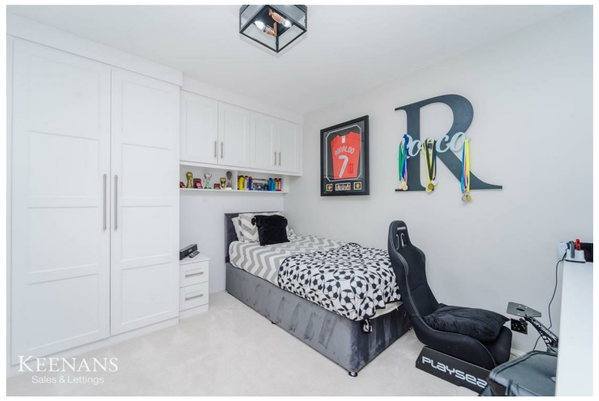
External

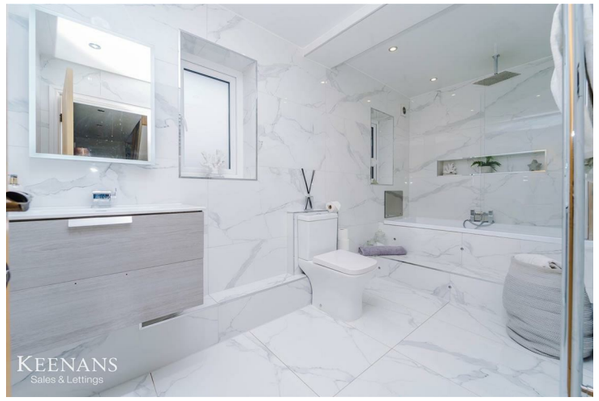
Rear

Enclosed garden with composite decking and Indian stone paving.

Front

Gated block paved driveway.





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