


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	84
(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	

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.

Clifton Street, Kearsley, BL4 8DL

Offers Over £200,000

BEAUTIFUL TWO BEDROOM PROPERTY

Nestled in the charming area of Clifton Street, Kearsley, Bolton, this stunning mid-terrace house offers a delightful blend of space and modern living. With two generously sized bedrooms, this property is perfect for families or those seeking extra room for guests or a home office. The two large reception rooms provide ample space for relaxation and entertaining, making it an ideal setting for gatherings with friends and family.

The interior of the home boasts modern fixtures and fittings throughout, ensuring a contemporary feel while maintaining a warm and inviting atmosphere. The well-appointed bathroom adds to the convenience of daily living, catering to the needs of a busy household.

One of the standout features of this property is its location. Directly opposite, you will find a playground, perfect for families with children or those who enjoy outdoor activities. This adds a wonderful community feel to the area, making it a great place to call home.

In summary, this mid-terrace house on Clifton Street is a fantastic opportunity for anyone looking to settle in a vibrant and friendly neighbourhood. With its spacious rooms, modern amenities, and proximity to local parks, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home.

For more information or to book a viewing, please contact our Swinton branch as soon as possible.

Clifton Street, Kearsley, BL4 8DL

Offers Over £200,000



- Mid Terrace Property
- Beautifully Presented
- On Street Parking
- EPC Rating C
- Two Bedrooms
- Four Piece Bathroom
- Leasehold
- Set Over Three Floors
- Enclosed Rear Yard
- Council Tax Band A

Ground Floor

Entrance Vestibule

3'4 x 2'9 (1.02m x 0.84m)

Composite double glazed front entrance door, UPVC double glazed frosted window, tiled flooring and door to reception room one.

Reception Room One

14' x 13'2 (4.27m x 4.01m)

UPVC double glazed window, central heating radiator, electric fire with granite effect surround and mantel, coving, wood effect flooring and hardwood single glazed double doors to reception room two.

Reception Room Two

14' x 13'1 (4.27m x 3.99m)

Central heating radiator, coving, wood effect flooring, stairs to the first floor, understairs storage and hardwood single glazed double doors to the kitchen.

Kitchen

14' x 6'7 (4.27m x 2.01m)

Two UPVC double glazed windows, central heating radiator, range of high gloss wall and base units with granite effect surfaces, stainless steel sink, electric oven with four ring gas hob, extractor hood, space for fridge freezer and dryer, plumbing for washing machine, spotlights, wood effect flooring and UPVC double glazed frosted door to the rear.

First Floor

Landing

14'1 x 9'2 (4.29m x 2.79m)

Central heating radiator, coving, smoke alarm, stairs to the second floor and doors to bedroom one and bathroom.

Bedroom One

14'2 x 13'1 (4.32m x 3.99m)

UPVC double glazed window, central heating radiator, coving and wood effect flooring.

Bathroom

12'6 x 7'4 (3.81m x 2.24m)

Two UPVC double glazed frosted windows, central heating radiator, dual flush WC, pedestal wash basin, tile panelled bath, electric feed shower unit, tiled elevations and lino flooring.

Second Floor

Bedroom Two

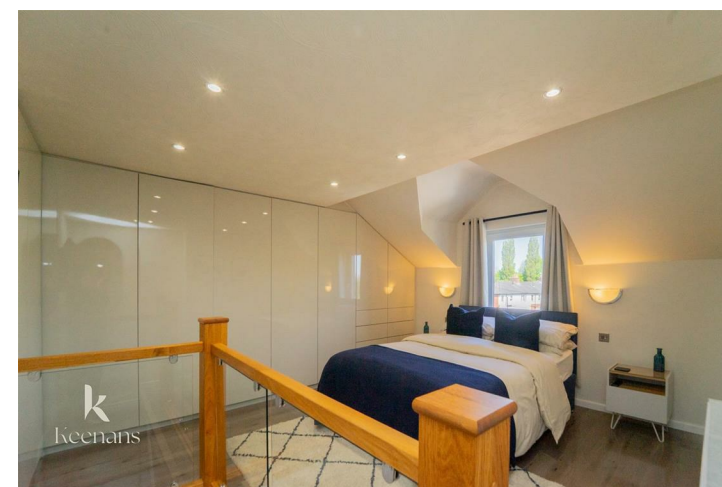
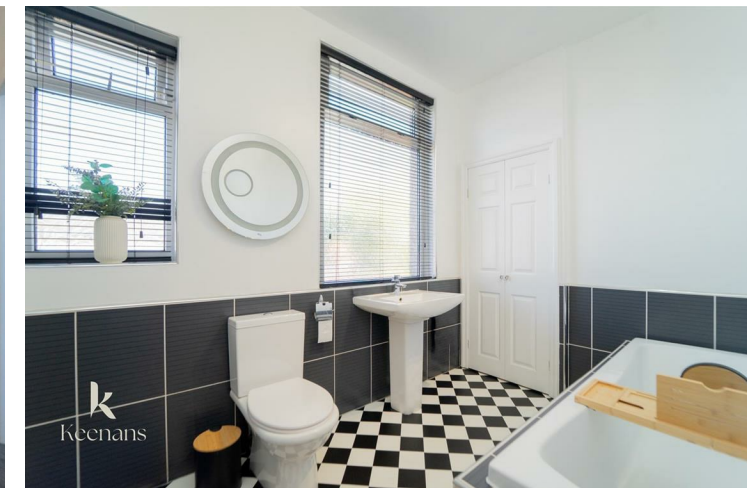
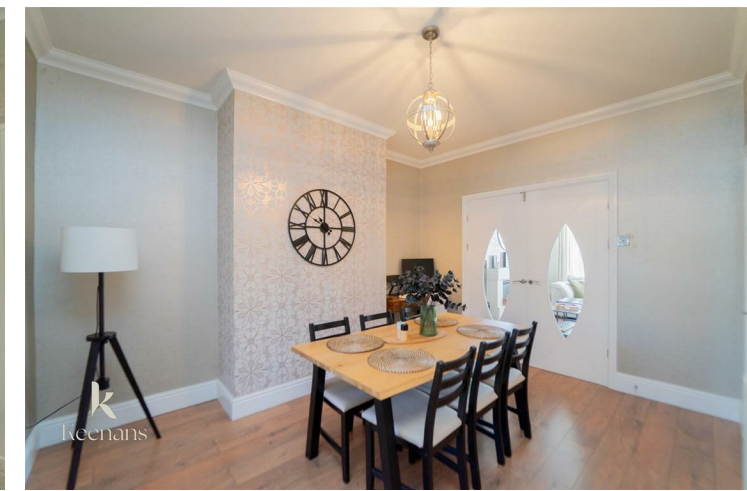
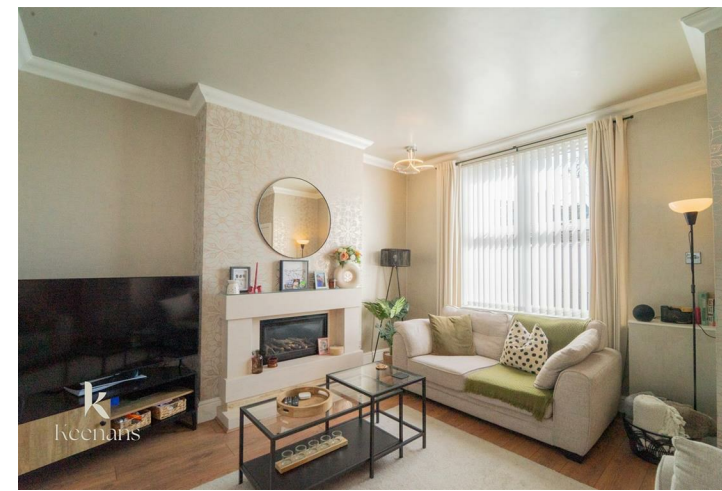
14' x 13'2 (4.27m x 4.01m)

UPVC double glazed window, central heating radiator, fitted storage, spotlights and wood effect flooring.

External

Rear

Enclosed paved yard.



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